



Underhill Road,
East Dulwich
SE22

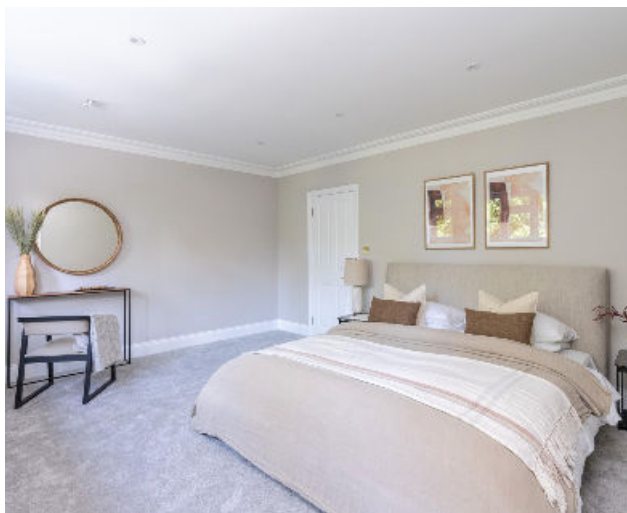




Rarely do properties become available with this quality!

The current owners have meticulously extended and renovated this enchanting five-bedroom detached family home in East Dulwich. Totalling almost 2,750sqf, the hub of the house is an incredible full-width rear aspect kitchen entertaining area with a high specification brand new kitchen with stone surfaces and an island. This area leads through to a play / study area and to the front of this exquisite house is a brilliant living room with bay window and feature fireplace. The garage has been converted to offer a separate utility room and a useful storage area while there is ample off-street parking to the front and side access through to the well screened westerly facing rear garden.

Spread across the upper floors are five well proportioned, bright and airy bedrooms with two modern bathrooms on the first floor and a beautiful principal suite covering the entirety of the top floor.



Immaculate detached family home with a 65ft westerly facing rear garden in East Dulwich.





Ground Floor = 110.1 sq m / 1185 sq ft
 First Floor = 89.8 sq m / 967 sq ft
 Loft = 45.9 sq m / 494 sq ft
 Garage = 9.5 sq m / 102 sq ft
 Total = 255.3 sq m / 2748 sq ft



Location

The property is well positioned to take advantage of the shops and boutiques of Lordship Lane as well as the delights of Dulwich Village and the fashionable restaurants and bars in Peckham. Dulwich Park is close by as is the wonderful family-friendly Horniman Museum and Gardens.

Transport links are varied with the nearest station being Forest Hill (approx. 0.9 miles) for London Overground services to Highbury & Islington, Clapham Junction, London Bridge as well as services to London Victoria. There is easy access to Canary Wharf via Canada Water. East Dulwich station and Peckham Rye station are just a short hop on the bus.

All distances are approximate.

Tenure

Freehold

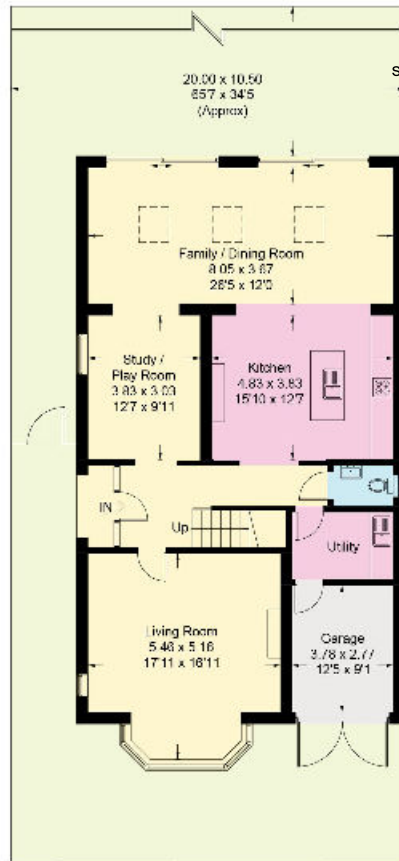
EPC

F

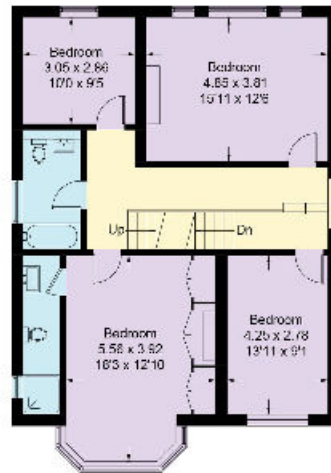
Guide price

The guide price is available on request

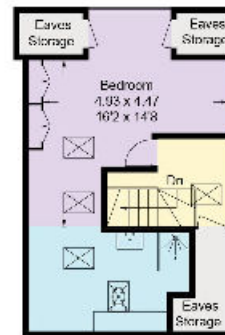
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



First Floor



Loft

Knight Frank
 Dulwich
 1c Calton Avenue
 Dulwich
 SE21 7DE

knightfrank.co.uk

We would be delighted to tell you more.

The Dulwich team
 020 3815 9410
dulwichvillage@knightfrank.com

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property; and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc, show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated October 2021. Photographs and videos dated October 2021.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Connecting people & property, perfectly.