



Crystal Palace Road, East Dulwich **SE22**





Description

With an abundance of enchanting curb appeal, this hugely attractive Victorian home starts with a pretty frontage and tiled path leading up to the front door and inviting entrance hall.

To the front of the property is a wonderful formal reception room with lovely period features typical from a home built in this era with a feature fireplace and a large bay window allowing light to flood through.

Beautiful solid oak floors run throughout the ground floor and at the heart of the property is a contemporary kitchen opening on to double length dining/entertaining area. This sociable space provide views and access on to the pretty rear west- facing garden which has plenty of space for al-fresco dining! Of note is also access down to the cellar.

Spread across the first and second floor are four/five well proportioned bright and airy bedrooms, the fifth being the perfect office space. All bedrooms benefit from three contemporary family bathrooms.

Location

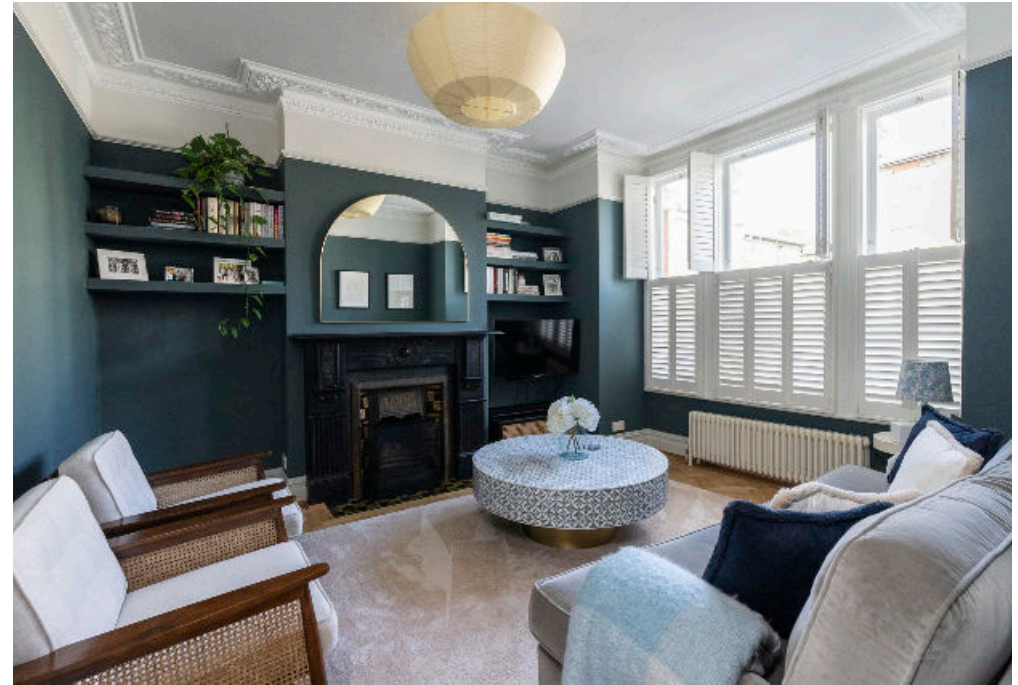
This property is superbly located for the vibrant cafes, bars and restaurants on Lordship Lane and direct transport links into central London.

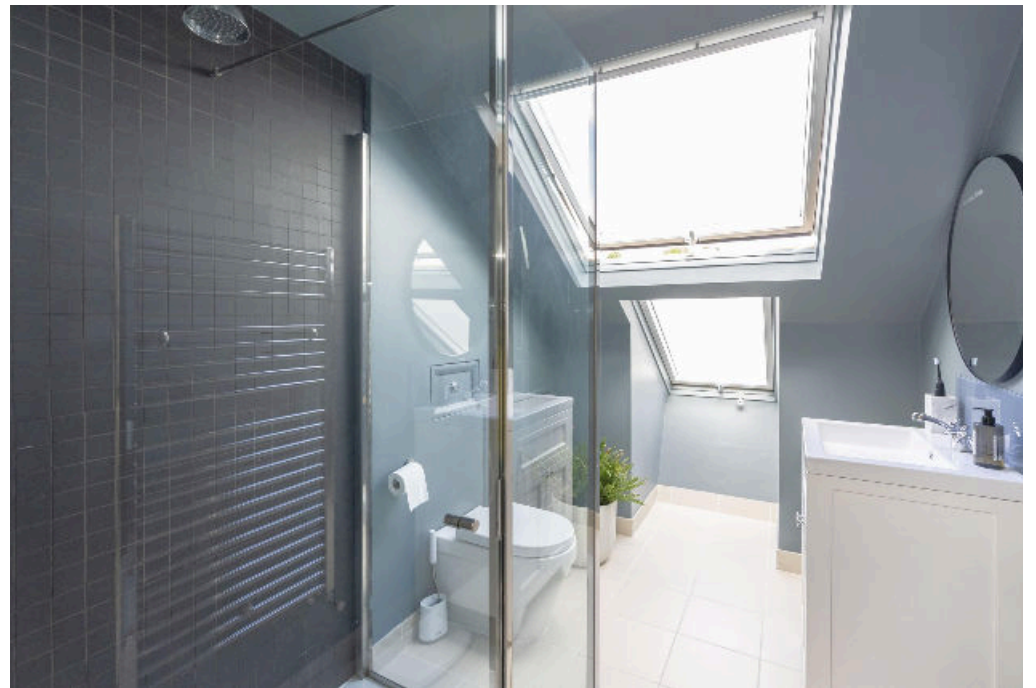
Various popular primary and secondary schools can be found nearby including the Harris Primary Academy on Lordship Lane Ofsted rating 'Outstanding', Charter East Dulwich Secondary School, Dulwich College, Dulwich Prep, Alleyn's School and James Allen's Girls' School.

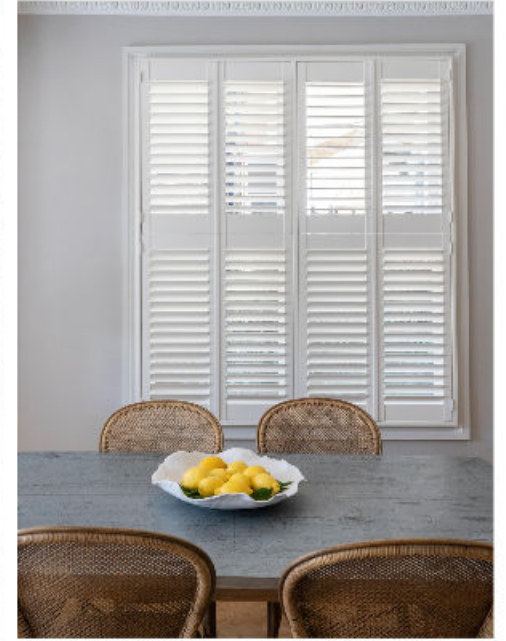
For transport, East Dulwich Station (0.6 miles) is close by for Southern services to London Bridge and Charing Cross. Peckham Rye Station (0.9 miles) also offers services to London Victoria, London Bridge and Thameslink services to London St. Pancras International and London Blackfriars. Peckham Rye station also offers Overground services to Canada Water, Shoreditch High Street, Highbury & Islington and Clapham Junction. All distances are approximate

Tenure: Freehold EPC: D Council Tax Band: E

Local Authority: Southwark Council









Guide Price £1,500,000

Approximate Gross Internal Area = 172.7 sq m / 1859 sq ft
 Eaves Storage / Reduced Headroom = 11.2 sq m / 120 sq ft
 Cellar = 5.9 sq m / 63 sq ft
 Total = 189.8 sq m / 2042 sq ft

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.

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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.
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 Particulars dated October 2024. Photographs and videos dated June 2022.
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