



Bawdale Road, East Dulwich **SE22**





Description

This exquisite residence in the heart of East Dulwich has been meticulously remodelled and extended and is a fantastic example of a classic Victorian home harmonising with contemporary sophistication.

Through wrought iron gates and along a classic Victorian tiled pathway, you are greeted by a grand entrance hall that sets the tone for the luxury within. Inside reveals an open-planned, yet thoughtfully zoned, kitchen entertaining space. The sociable central island, adorned with a white and grey veined worktop, is the focal point of this culinary haven, surrounded by ample storage and high-end finishes. Additionally there is also a convenient utility room and cloakroom.

The true pièce de résistance of this home unfolds at the rear—a full-width family room bathed in natural light streaming through contemporary sliding doors and a roof lantern. Built-in cabinetry spans the entire length of the room, offering not only generous storage but also a charming work-from-home space. Step outside, and you'll discover a spacious patio, ideal for al fresco entertaining, complemented by a lush lawn and a convenient shed.

Venturing to the first and second floors, you'll find four well-proportioned bedrooms. The crowning jewel is the impressive principal suite, occupying the entire top floor with a lavish en suite bathroom featuring a separate shower and a freestanding bath, accompanied by a walk-in wardrobe. The first floor continues to impress with a contemporary family bathroom.

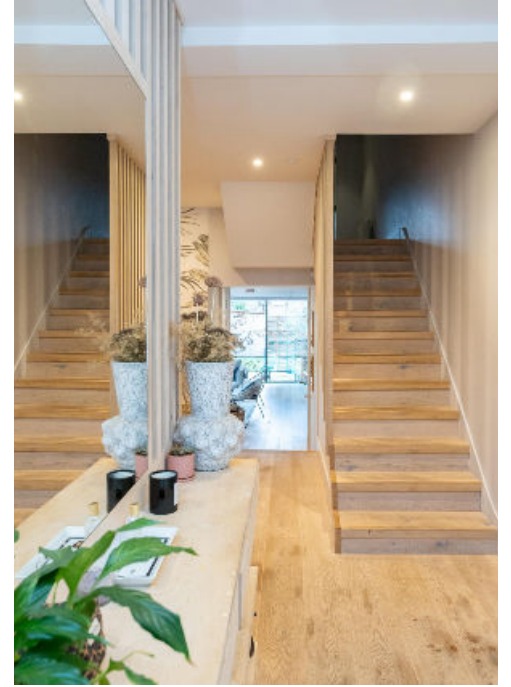
Location

Ideally located in the heart of East Dulwich and just moments away from the ever popular Lordship Lane with its ever increasing range of quality boutiques, bars and independent restaurants. The open spaces and facilities of Dulwich and Peckham Rye Parks are also nearby.

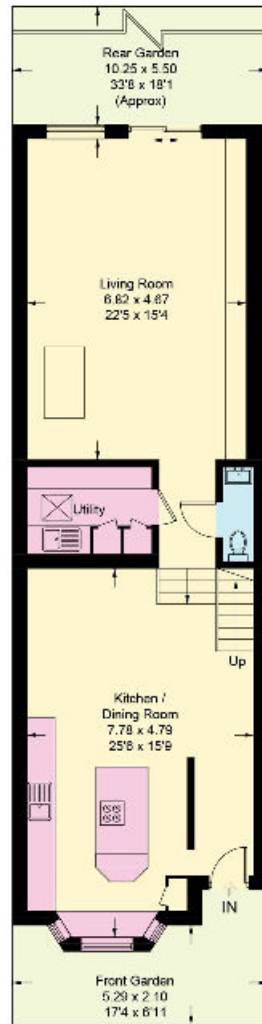
Local schools are excellent: Harris Primary Academy and the Charter School East Dulwich are close by, as are some world re-known independent schools.

Local transport links are easily found with East Dulwich station nearby (0.5 miles), with trains to London Bridge and Canada Water (via Peckham Rye) and Denmark Hill station (1.2 miles) offers trains to London Blackfriars. There are a variety of buses to Central and West London, Clapham and Brixton. All distances are approximate

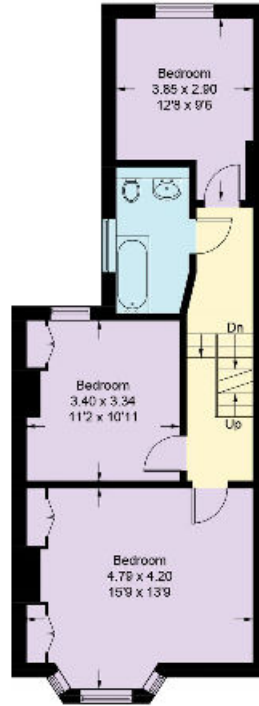








Ground Floor



First Floor



Second Floor



= Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area
 Ground Floor = 77.8 sq m / 837 sq ft
 First Floor = 54.4 sq m / 585 sq ft
 Second Floor = 32.6 sq m / 351 sq ft
 (Excluding Reduced Headroom / Eaves Storage)
 Reduced Headroom / Eaves Storage = 13.4 sq m / 144 sq ft
 Total = 178.2 sq m / 1917 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.

EPC: D
 Council Tax Band: D
 Tenure: Freehold
 Local Authority: Southwark Council

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