



Eynella Road, Dulwich Village **SE22**

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## Description

Approaching 2,500 sq ft of accommodation, this substantial five bedroom, three bathroom Edwardian family home is located on one of Dulwich Village's most popular tree-lined residential roads, moments from an entrance to the historic 71 acre Dulwich Park.

A picturesque pink entrance sets the scene and leads through to a dual aspect, double length reception room with two feature fire places and a large bay window.

The property has a fabulous kitchen entertaining space with vaulted ceilings and Velux windows. Large bi-fold doors open up on to the enchanting 140 ft mature garden with plenty of patio space for entertaining friends and family and a vast lawned area to the rear. Of note is also a useful utility cloak room.

Five well-proportioned, bright and airy bedrooms are spread across the first and second floor including a principal suite with an en suite shower room. All bedrooms benefit from a family bathroom on the first floor.

## Location

Eynella Road is one of the most sought after addresses in Dulwich Village for its proximity to both the Village and to Lordship Lane. The entrance to beautiful Dulwich Park is at the end of the street and the area's world renowned schools, including James Allen's Girls School (0.8 miles), Alleyn's (0.6 miles) and Dulwich College (1.3 miles) are on the doorstep. The nearest station is North Dulwich (0.8 miles) and there are numerous bus routes from Lordship Lane. All times and distances are approximate.

**Tenure: Freehold**

**EPC: E**

**Local Authority: London Borough of Southwark**

**Council Tax Band: G**







Approximate Gross Internal Area  
 Ground Floor = 106.9 sq m / 1151 sq ft  
 (Excluding Reduced Headroom)  
 First Floor = 69.0 sq m / 743 sq ft  
 Second Floor = 56.6 sq m / 609 sq ft  
 Reduced Headroom = 0.8 sq m / 9 sq ft  
 Wine Cellar = 1.3 sq m / 14 sq ft  
 Total = 234.6 sq m / 2526 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 January 2023. Photographs and videos dated January 2023.

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