



Shawbury Road, East Dulwich **SE22**

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## Description

This attractive five bedroom Victorian family home with a pretty south-facing rear garden is set in the highly desirable East Dulwich area.

Blending a wealth of period features with contemporary interior decor, the welcoming entrance hall leads to a dual aspect double-length reception room with a wonderful feature fireplace.

To the rear of the property is a bright kitchen entertaining area flooded with natural light and has huge potential to be extended subject to the usual planning consents. A door provides access on to the sunny rear garden, perfect for al-fresco dining! Spread across the upper floors are five well proportioned, bright and airy bedrooms with a family bathroom on each floor. There is also ample eaves storage.

## Location

Shawbury Road is ideally located in the heart of East Dulwich. The ever popular Lordship Lane is just moments away with its ever increasing range of quality boutiques, bars and independent restaurants, as well as the fantastic East Dulwich Picturehouse. 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-renowned independent schools including James Allen's Girls' School, Alleyn's School, Dulwich College and Dulwich Prep. Local transport links are easily found with East Dulwich station nearby (0.6 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

**Tenure: Freehold**

**Council Tax Band: D**

**EPC: D**

**Local Authority: Southwark Council**



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.



Approximate Gross Internal Area  
 Cellar = 10.6 sq m / 114 sq ft  
 Ground Floor = 60.9 sq m / 655 sq ft  
 First Floor = 58.3 sq m / 627 sq ft  
 Second Floor (Excluding Eaves Storage) = 38.6 sq m / 415 sq ft  
 Eaves Storage = 5.0 sq m / 54 sq ft  
 Total = 173.4 sq m / 1865 sq ft



= Reduced headroom below 1.5 m / 5'0"

**Knight Frank**  
 Dulwich  
 1c Calton Avenue  
 SE21 7DE

[knightfrank.co.uk](http://knightfrank.co.uk)

**Cellar**  
 We would be delighted to tell you more

**Georgia Jakstys**  
 020 3815 9415  
[georgia.jakstys@knightfrank.com](mailto:georgia.jakstys@knightfrank.com)

**Ground Floor**

**Ollie Greig**  
 020 3815 9418  
[ollie.greig@knightfrank.com](mailto:ollie.greig@knightfrank.com)

**First Floor**

**Chica Lambert**  
 020 3815 9416  
[chica.lambert@knightfrank.com](mailto:chica.lambert@knightfrank.com)

**Second Floor**



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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