



Henslowe Road, East Dulwich **SE22**





Description

Steps lead up to the welcoming entrance hall of this well balanced family home with potential to add value in the future, subject to the necessary consents.

Spread across the lower ground floor is an open plan kitchen entertaining area opening seamlessly on to the secluded rear garden. A patio space provides plenty of room for outdoor entertaining and mature tree's and shrubs make the garden feel very private. The lower ground floor also boasts a utility space and cloakroom for convenience.

The first floor comprises of a spacious family reception room with typical features of a property built in this era, high ceilings, a feature fireplace and a beautiful bay window. There is also a third bedroom and contemporary family bathroom located on this floor. Upstairs are two further well proportioned, bright and airy bedrooms and access to a spacious loft that can be converted, subject to the necessary consents.

Location

Henslowe Road is located in close proximity to various highly regarded schools including Harris Primary Academy East Dulwich, Goodrich Community Primary, Heber Primary School and Charter East Dulwich.

East Dulwich station (0.9 miles), North Dulwich station (1.3 miles) and Peckham Rye station (1.1 miles) offer frequent overground services to London Bridge in approximately 15 minutes and Denmark Hill station has overground services to London Victoria, London Blackfriars and services to Clapham Junction and Highbury & Islington via the London Overground network. There is also a bus service from Peckham Rye to Peckham Rye station or alternatively all the way in to the city.

There is a selection of shops, restaurants, bars and cafes nearby and a bus from Barry Road or Lordship Lane provides a scenic trip into the City or West End. Peckham Rye Park is close by as well as Dulwich Park. All times and distances are approximate.

Tenure: Freehold

EPC: TBC Council Tax Band: E

Local Authority: Southwark Council



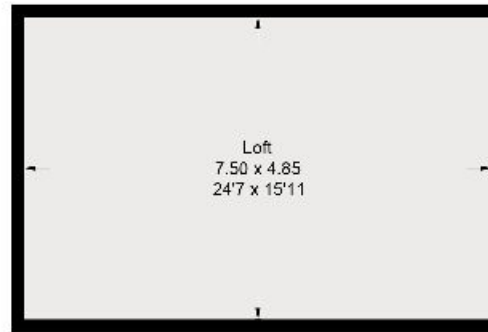




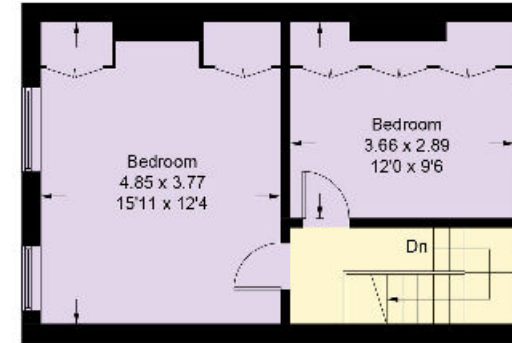
Approximate Gross Internal Area = 125.5 sq m / 1351 sq ft
Loft = 36.4 sq m / 392 sq ft

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.

Guide Price £1,250,000



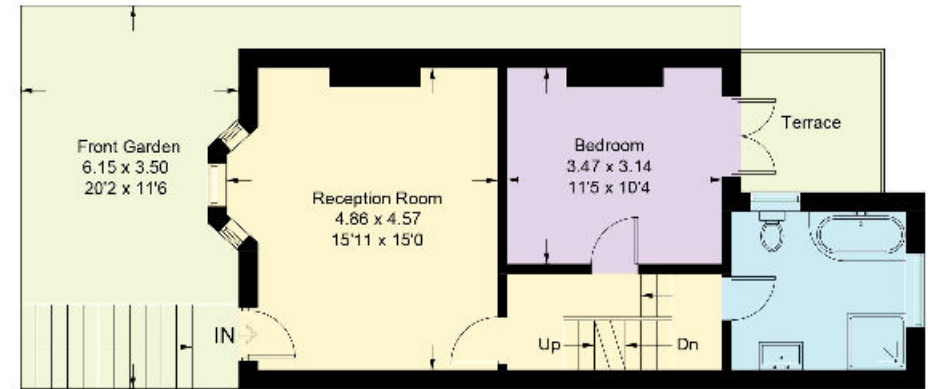
Loft



First Floor



Lower Ground Floor



Ground Floor

Knight Frank
Dulwich
1c Calton Avenue
SE21 7DE

We would be delighted to tell you more

Georgia Jakstys
020 3815 9415

Ollie Greig
020 3815 9418

Chica Lambert
020 3815 9416

knightfrank.co.uk

georgia.jakstys@knightfrank.com

ollie.greig@knightfrank.com

chica.lambert@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.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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