



St. Francis Road, East Dulwich **SE22**





Description

Nestled in the heart of East Dulwich, this attractive four bedroom Victorian home has been stylishly updated throughout providing fantastic accommodation for the whole family.

An inviting entrance hall leads to a front aspect double reception room retaining many period features including a large bay window and feature fire place.

To the rear of the property has an enticing full width kitchen entertaining area, ideal for modern living and flooded with natural light. This hub of the home opens on to the pretty rear garden which has a patio and plenty of room for al-fresco dining. Of note is also a handy downstairs cloakroom.

Spread across the first and second floors are four well proportioned, bright and airy bedrooms including a beautiful principal bedroom and a contemporary family bathroom on each floor.

Location

St. Francis Road is ideally located in the heart of East Dulwich. Lordship Lane is just moments away 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 as is the fantastic East Dulwich Picturehouse.

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 Rail Station (0.01 miles) offering direct trains to London Bridge and Peckham Rye Rail Station (1.1 miles) offering links to London Blackfriars, London Victoria and Canada Water. There are also a variety of buses to Central and West London, Clapham and Brixton.

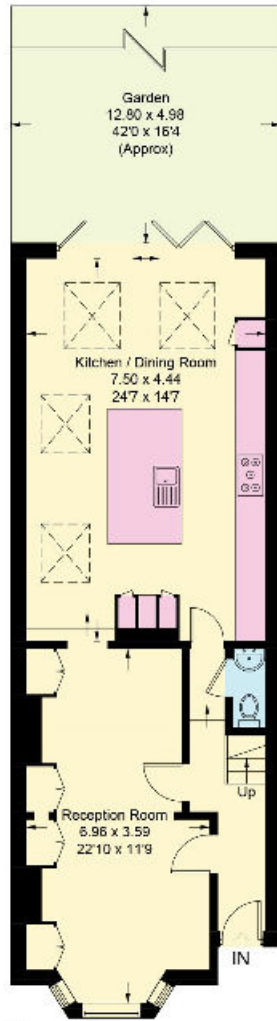
(All distances are approximate)

Tenure: Freehold

Local Authority: Southwark Council

EPC: C Council Tax Band: D





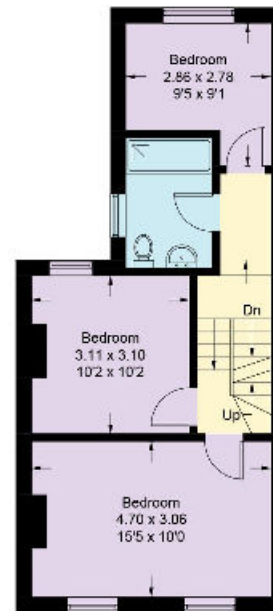
Ground Floor

Approximate Gross Internal Area
 Ground Floor = 66.5 sq m / 716 sq ft
 First Floor = 43.7 sq m / 470 sq ft
 Second Floor = 24.0 sq m / 258 sq ft
 (Excluding Reduced Headroom & Including Eaves Storage)
 Reduced Headroom / Eaves Storage = 12.8 sq m / 138 sq ft
 Total = 147 sq m / 1582 sq ft

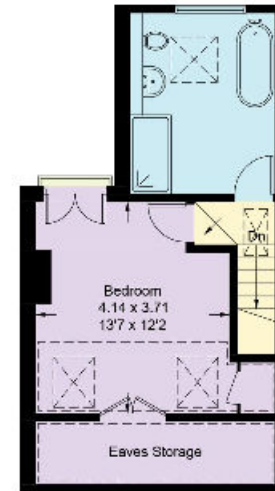


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

= Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor

Knight Frank
 Dulwich
 1c Calton Avenue
 Dulwich
 SE21 7DE
knightfrank.co.uk

We would be delighted to tell you more

Christopher Burton FNAEA	Chica Lambert	Ollie Greig
020 3815 9417	+44 20 3815 9416	020 3815 9418
chris.burton@knightfrank.com	chica.lambert@knightfrank.com	ollie.greig@knightfrank.com



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