



Copleston Road, East Dulwich **SE15**





Description

Presenting a true marvel of Victorian architecture, this five bedroom residence has been meticulously restored by a skilled architect. This home stands as a testament to the dedication poured into its extensive refurbishment.

At first glance, a tiled pathway guides you to the welcoming entrance, setting the tone for the exquisite journey that awaits within. The grandeur of the past melds seamlessly with the present as the house unveils a generous reception room graced by a captivating bay window and an elegant feature fireplace.

Step deeper and the soul of the home unveils itself in the heart of the house - a sprawling kitchen and entertaining space. Here, modernity takes centre stage as bi-folding doors gracefully open onto the rear garden, dissolving the boundaries between indoor and outdoor living. The kitchen exudes contemporary allure with its sleek units, luxurious quartz worktop and the rich mixture of tiles and engineered rustic oak timber flooring. An exposed brick wall serves as a striking focal point, lending a touch of urban chic to the ambience. Beyond, a discreet utility area and a guest cloakroom cater to the practical demands of modern living, ensuring that comfort and convenience are seamlessly interwoven into the fabric of the house.

Ascend to the first and second floors, the narrative continues with five generously proportioned bedrooms - each a haven of light and space as well as a contemporary family bathroom on the first floor. The crowning jewel is the principal suite gracing the top floor - a private retreat that embodies the pinnacle of luxury living.

Location

Copleston Road is ideally located in the heart of East Dulwich. Lordship Lane is just moments away with its increasing range of quality boutiques, bars and independent restaurants, as well as the fantastic East Dulwich Picturehouse. The open spaces and facilities of Goose Green playground, Dulwich and Peckham Rye Parks are also nearby. Local schools are excellent: Harris Primary Academy, Charter School East Dulwich, Bellam Primary School, Bassemer Grange Primary School, St Johns and St Clements Primary School are close by, as are some world renown independent schools.

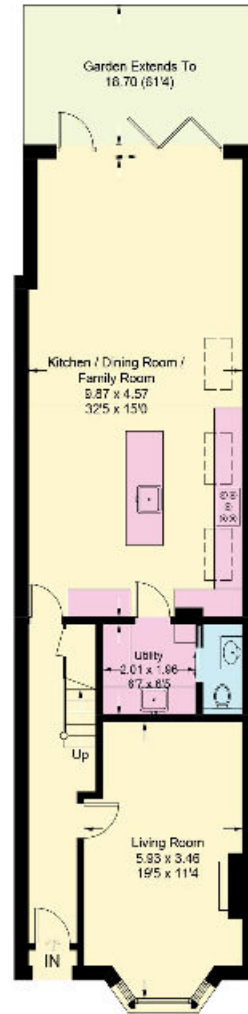
Local transport links are easily found: East Dulwich station (0.3 miles), with trains to London Bridge and Canada Water (via Peckham Rye) and Denmark Hill station (0.9 miles) offers trains to London Blackfriars. All distances are approximate.



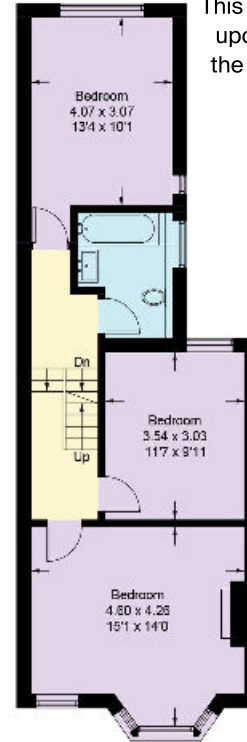




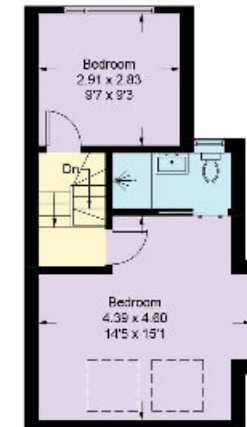
EPC: F
Tenure: Freehold
Council Tax Band: D
Local Authority: Southwark Council



Ground Floor



First Floor



Second Floor



Approximate Gross Internal Area
 Ground Floor = 80.4 sq m / 865 sq ft
 First Floor = 57.0 sq m / 613 sq ft
 Second Floor = 33.8 sq m / 364 sq ft
 Total = 171.2 sq m / 1842 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 August 2023. Photographs and videos dated August 2023.

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