



Nutfield Road, East Dulwich **SE22**





Description

Nestled in the heart of East Dulwich, this exceptional four-bedroom Victorian home presents an enticing blend of contemporary style and period charm. Boasting an impressive full width kitchen entertaining space, this property is a true gem.

As you approach the home, you'll be greeted by a charming facade and a pretty tiled pathway. To the front of the house is a cosy reception room with built in cabinetry, shelving and window shutters.

Venturing to the rear of the property, a beautiful full width kitchen entertaining area as well as a useful home office space. The use of crittall-style glazing infuses this space with a contemporary edge whilst also allowing natural light to flood through. The stylish kitchen is equipped with an abundance of storage space and features a sociable central island, making it the heart of the home.

Large glass doors open seamlessly to reveal the enchanting rear garden, characterised by a spacious decked area to the rear that is perfectly suited for alfresco entertaining.

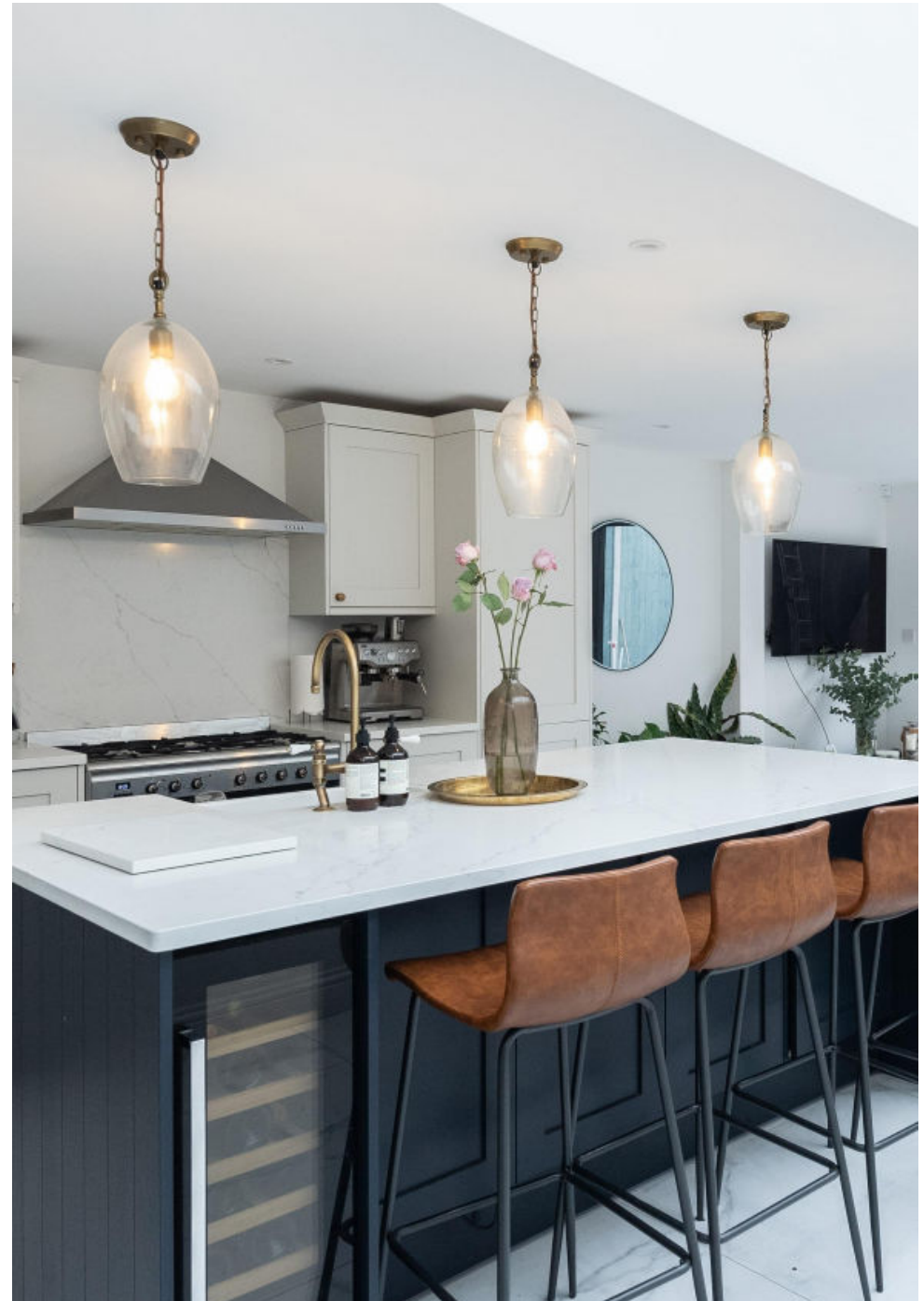
Ascending the upper floors, there are four well-proportioned, bright bedrooms including a luxurious principal bedroom with a contemporary en suite bathroom spanning the whole of the second floor. To accommodate the needs of a family, a further contemporary family bathroom is located on the first floor.

Location

This property is superbly located for the vibrant cafes, bars and restaurants on Lordship Lane and direct transport links into central London.

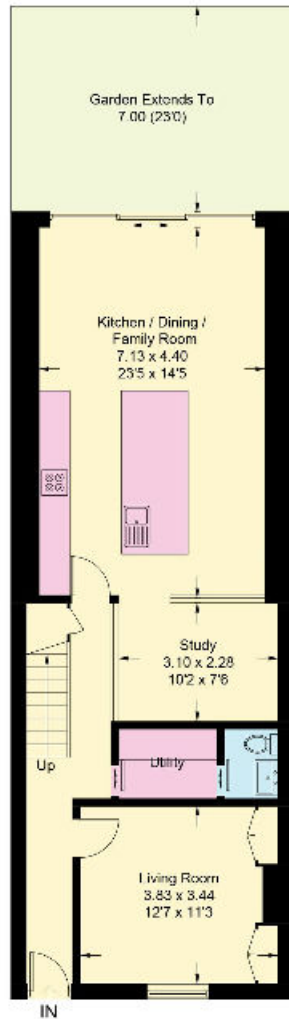
Various popular nurseries as well as primary and secondary schools can be found nearby including the Harris Primary Academy on Lordship Lane Ofsted rating 'Outstanding', Charter East Dulwich Secondary School, Dulwich College, Dulwich Prep, Albyn's School and James Allen's Girls' School.

For transport, East Dulwich Station (0.4 mile) is close by for Southern services to London Bridge and Charing Cross. Peckham Rye Station (1 mile) also offers services to London Victoria, London Bridge and Thameslink services to London St. Pancras International and London Blackfriars. Peckham Rye station also offers Overground services to Canada Water, Shoreditch High Street, Highbury & Islington and Clapham Junction. All distances are approximate.

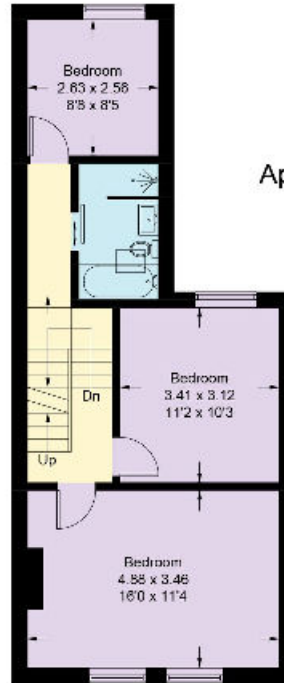




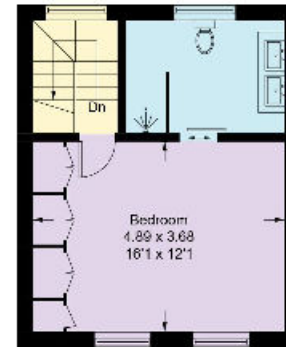




Ground Floor



First Floor



Second Floor

Tenure: Freehold
 EPC: E
 Council Tax Band: 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 = 147.3 sq m / 1585 sq ft

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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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