



Silvester Road, East Dulwich **SE22**

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## Description

Being offered to the market chain free, this property is perfectly proportioned and is a wonderful East Dulwich family home.

To the front is a reception room with a large bay window, feature fire place and built in cabinetry. Spreading the full width of the rear of this property is the impressive, open plan contemporary kitchen entertaining space, filled with natural light. Bi-fold doors open on to the sunny south west facing rear garden with plenty of space for al fresco entertaining. Of note on the ground floor is also a useful cloakroom / shower room. Spread across the upper floors are three well proportioned bright and airy bedrooms including an impressive top floor principal bedroom with impeccable views of the London skyline. All bedrooms benefit from a contemporary family bathroom on the second 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 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, Alleyn's School and James Allen's Girls' School.

For transport, East Dulwich Station (0.7 mile) is close by for Southern services to London Bridge and Charing Cross. Peckham Rye Station (1.6 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.

**Tenure: Freehold**

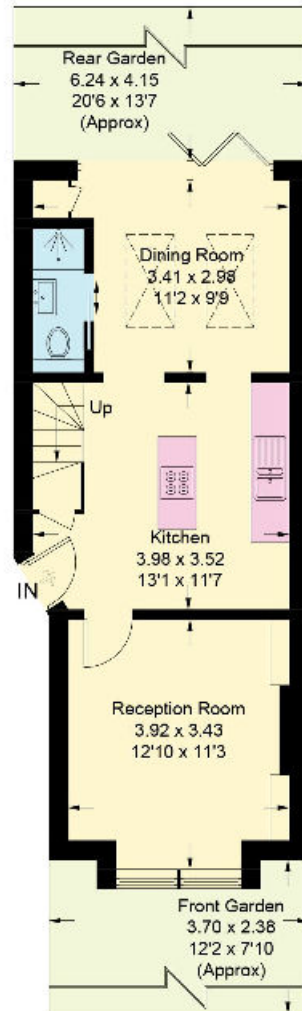
**EPC: TBC Council Tax Band: D**

**Local Authority: Southwark Council**





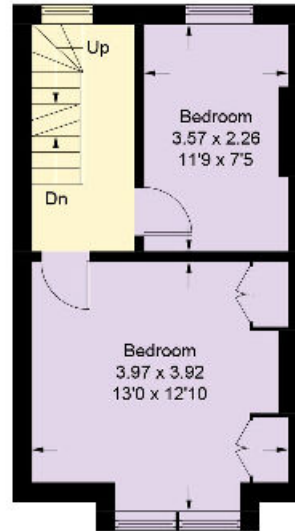




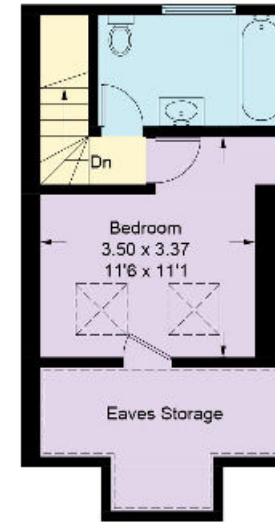
**Ground Floor**

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 = 90.8 sq m / 977 sq ft  
 (Excluding Eaves Storage)  
 Eaves Storage = 6.7 sq m / 72 sq ft  
 Total = 97.5 sq m / 1049 sq ft



**First Floor**



**Second Floor**

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We would be delighted to tell you more

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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 October 2023. Photographs and videos dated October 2023.  
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