



Playfield Crescent, East Dulwich **SE22**

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## Description

Nestled in the heart of East Dulwich moments from Lordship Lane this attractive four bedroom Victorian family home provides fantastic accommodation for all the family. An inviting entrance hall leads to a spacious front aspect reception room as well as an integral garage.

To the rear is an open plan kitchen entertaining space filled with natural light and plenty of storage space. French doors open out on to the south facing rear garden. The ground floor is complete with a cloakroom/utility room.

Spread across the first and second floor are four well proportioned, bright and airy bedrooms as well as family bathroom located on the first floor and an en suite for the bedroom on the second floor.

This home has potential to extend or develop subject to the usual consents.

## Location

Playfield Crescent 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 Picture house.

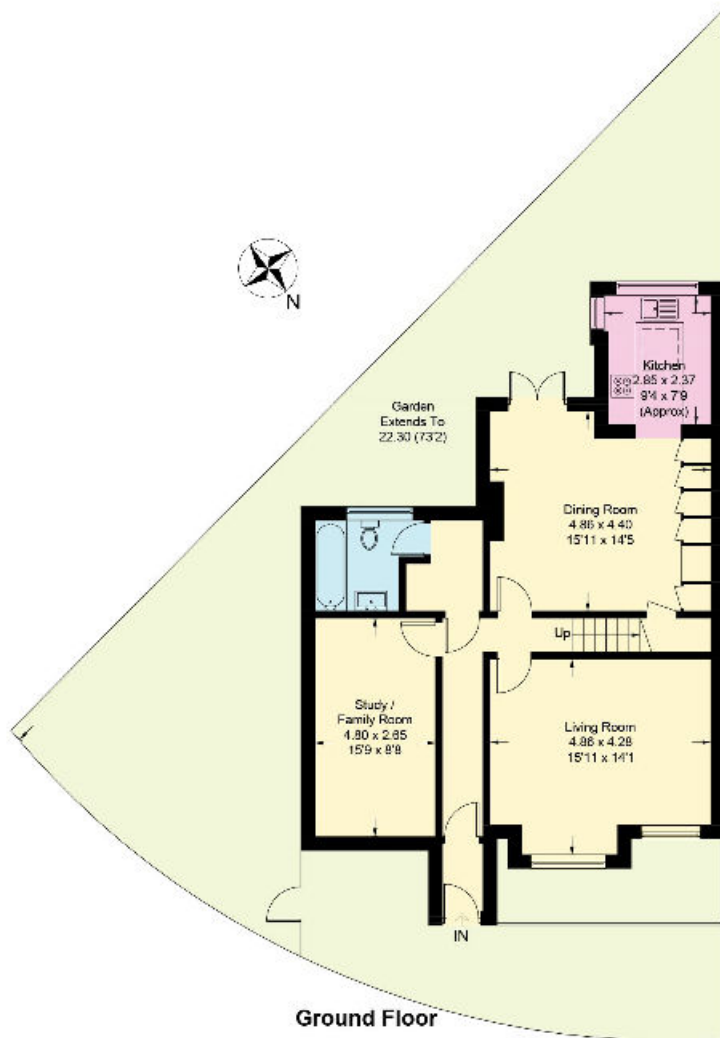
Local schools are excellent: Harris Primary Academy and the Charter School East Dulwich are close by, as are some world renowned independent schools including James Allen's Girls' School, Alleyn's School, Dulwich College and Dulwich Prep.

Local transport links are easily found with East Dulwich Rail Station (0.6 miles) offering direct trains to London Bridge and Peckham Rye Rail Station (1.4 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 EPC: C Council Tax Band: D**

**Local Authority: Southwark Council and The Dulwich Estate Scheme of Management**



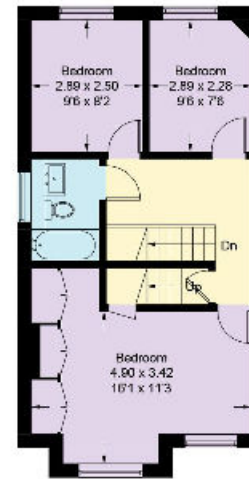


Guide Price £1,250,000

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  
 (Excluding Reduced headroom / Eaves)  
 Reduced headroom / Eaves = 7.0 sq m / 75 sq ft  
 Total = 154.3 sq m / 1660 sq ft

= Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor

Knight Frank  
 Dulwich  
 1c Calton Avenue  
 SE21 7DE

[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

Georgia Jakstys  
 020 3815 9415

[georgia.jakstys@knightfrank.com](mailto:georgia.jakstys@knightfrank.com)

Ollie Greig  
 020 3815 9418

[ollie.greig@knightfrank.com](mailto:ollie.greig@knightfrank.com)

Chica Lambert  
 020 3815 9416

[chica.lambert@knightfrank.com](mailto:chica.lambert@knightfrank.com)



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