



Glengarry Road, East Dulwich **SE22**





Description

This attractive six bedroom, two bathroom Victorian home offers plenty of space for the growing family.

An inviting entrance hall leads to a spacious front aspect double reception with typical features of a property of this era including high ceilings and a large bay window, while to the rear is a lovely kitchen dining area flooded with natural light.

Spread across the upper floors of this spacious home are six well proportioned bright and airy bedrooms benefiting from two family bathrooms, one on each floor.

The secluded rear garden benefits from two patio areas for relaxing and al-fresco dining.

Location

Glengarry 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 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 (0.4 miles) offering direct trains to London Bridge and Peckham Rye Rail Station (1.0 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.

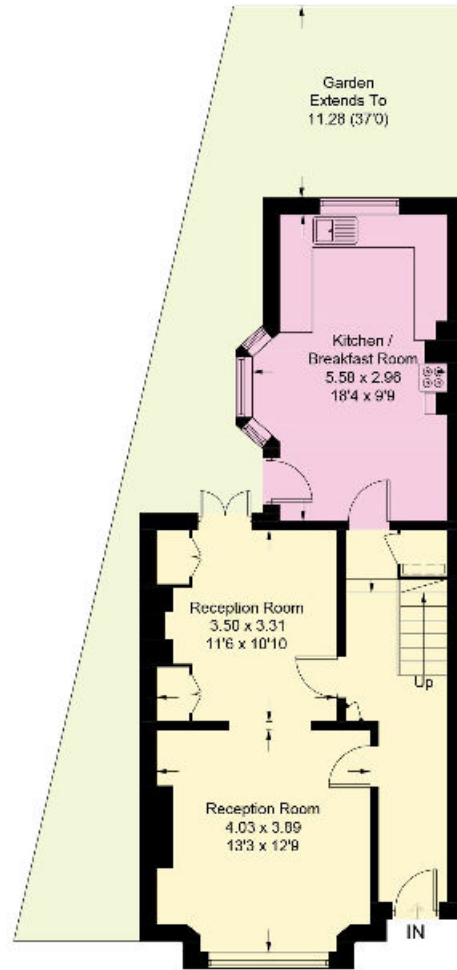
EPC: D

Council Tax Band: E

Tenure: Freehold

Local Authority: Southwark Council



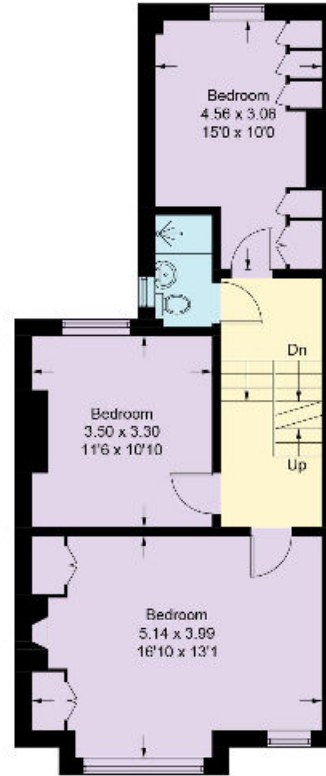


Ground Floor

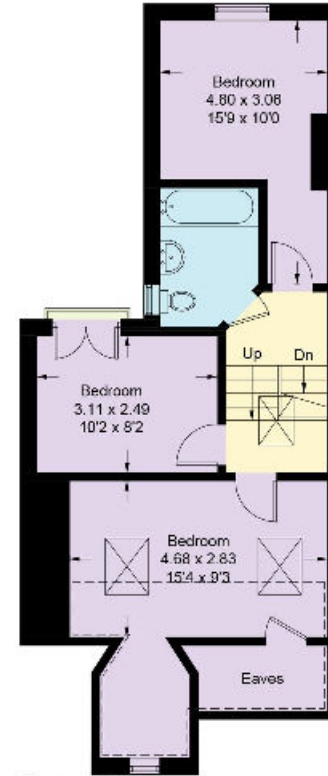
Approximate Gross Internal Area
 Ground Floor = 57.4 sq m / 618 sq ft
 First Floor = 56.9 sq m / 612 sq ft
 Second Floor = 40.4 sq m / 435 sq ft
 Reduced Headroom / Eaves = 11.5 sq m / 124 sq ft
 Total = 166.2 sq m / 1789 sq ft

= Reduced headroom below 1.5m / 5'0

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.



First Floor



Second Floor

Knight Frank
 Dulwich
 1c Calton Avenue
 SE21 7DE

knightfrank.co.uk

We would be delighted to tell you more

Christopher Burton FNAEA
 020 3815 9417
chris.burton@knightfrank.com

Chica Lambert
 020 3815 9416
chica.lambert@knightfrank.com

Ollie Greig
 020 3815 9418
ollie.greig@knightfrank.com



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.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated August 2023. Photographs and videos dated August 2023.
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.