



Trossachs Road, East Dulwich **SE22**





Description

This four bedroom Victorian gem exudes timeless elegance and contemporary flair. With its undeniable curb appeal, this meticulously refurbished property effortlessly marries stylish modern aesthetics with original features.

A quintessential monochrome Victorian tiled pathway, leads to the enchanting front entrance. A tasteful entrance hall unveils to a front aspect reception room boasting high ceilings and a commanding feature fireplace. But it is the rear of this house that truly steals the spotlight, a sprawling contemporary kitchen entertaining space filled with an abundance of natural light. The shaker-style kitchen units offer ample storage space and critall style doors open seamlessly onto the south east facing rear garden. The ground floor is complete with a useful utility room and separate cloakroom. Spread across the first and second floor are four well proportioned bright and airy bedrooms including an impressive principal suite spanning the depth of the first floor, boasting a hotel like, luxurious en suite bathroom and dressing room. All bedrooms benefit from two further family bathrooms, one located on each floor.

Location

Trossachs 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 Picturehouse.

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.

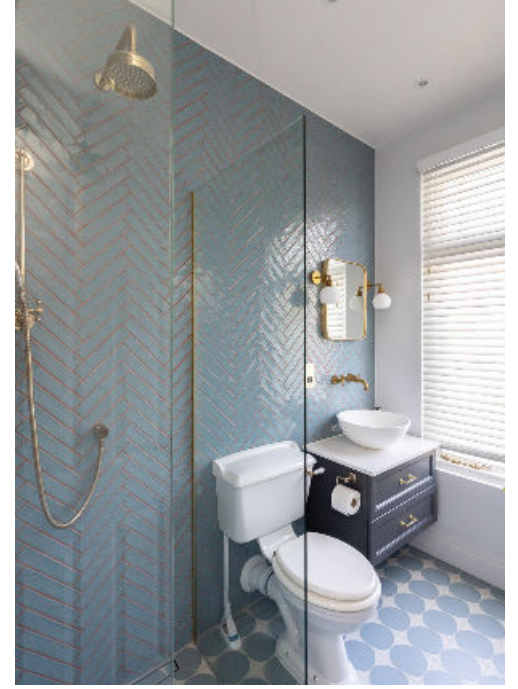
Local transport links are easily found with East Dulwich Rail Station (0.6 miles) offering direct trains to London Bridge and Peckham Rye Rail Station (1.3 miles) offering links to London Blackfriars, London Victoria and Canada Water. There are also a variety of buses to Central and West London, Clapham and Brixton.

All distances are approximate.

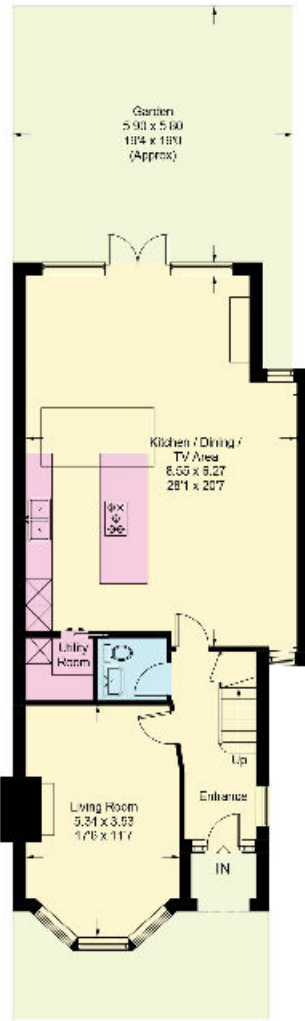
Tenure: Freehold EPC: D Council Tax Band: F

Local Authority: Southwark Council

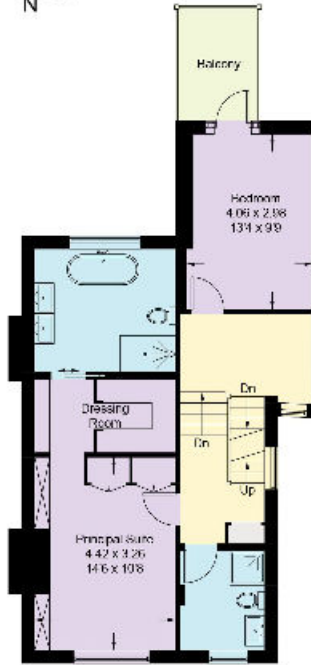






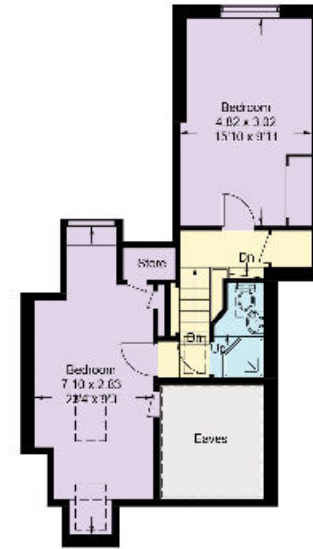


Ground Floor



First Floor

- Reduced headroom below 1.5m / 5'0"



Second Floor

Approximate Gross Internal Area
 182.8 sq m / 1968 sq ft
 Reduced Headroom / Eaves = 6.4 sq m / 69 sq ft
 Total = 189.2 sq m / 2037 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.

Guide Price £1,700,000

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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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