



Underhill Road, East Dulwich **SE22**





Description

This beautifully restored period home spans over four spacious floors totaling 3,500 sq ft. Inside, the elegant hallway leads to a bright, bespoke kitchen by G&D Cabinet Makers with shaker-style cabinets, NEFF appliances and a Fisher & Paykel fridge. A central island offers a social hub, while the Quooker tap adds modern convenience. A utility room includes storage, an integrated dishwasher and a dog shower. The kitchen opens to a spacious lounge and dining area that also benefits from a hidden drinks cabinet, plus an impressive wine room.

The Schuco sliding doors open onto a landscaped 130ft garden currently being landscaped to include a fire pit, lawn and provisions for an outdoor speaker setup. A formal living room at the front of the property features period details like corning, sash windows and a fireplace with a log burner. This level also includes a cloakroom, cellar access and underfloor heating, while the rest of the home has TADO-controlled radiators.

The upper floors offer five bedrooms and three bathrooms, with the principal bedroom on the second floor, complete with two dressing areas and an en suite with a freestanding bath. This home is complete with Bowers & Wilkins speakers, soundproofing, a Vaillant EcoTec boiler and a 300L hot water tank.

Location

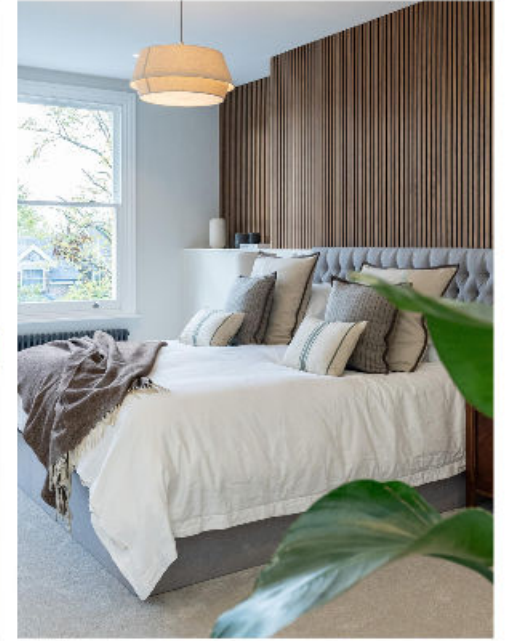
Underhill Road is situated in the heart of East Dulwich, an area known for its community and excellent amenities. Nearby is also Lordship Lane where you'll find an array of independent shops, cafes, restaurants and boutiques.

Dulwich Park and nearby Peckham Rye offer scenic green spaces perfect for walks, picnics and sports. Families will also appreciate the proximity to Dulwich Village, as well as the renowned Dulwich College and Alleyn's School, both highly regarded independent schools. In addition, there are excellent state school options nearby, including Harris Boys' Academy and East Dulwich Charter School.

Transport links are excellent, with East Dulwich station providing direct trains to London Bridge in just 12 minutes. Nearby Denmark Hill station also offers services on the Overground, connecting to central London, Shoreditch, and Clapham Junction. Multiple bus routes serve the area, making commuting and city access convenient for residents.

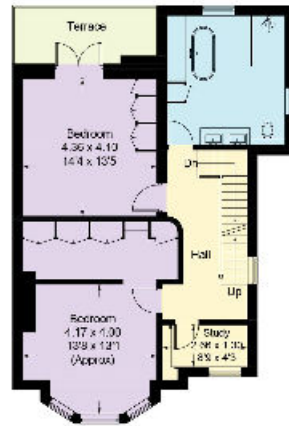




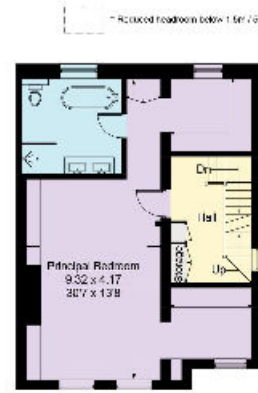




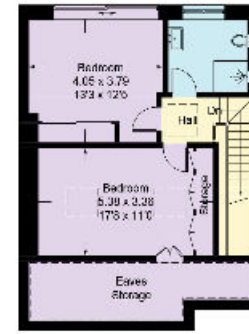
Ground Floor



First Floor



Second Floor



Third Floor

Approximate Gross Internal Area = 328.9 sq m / 3540 sq ft
(Excluding Eaves Storage)
Cellar = 7.9 sq m / 85 sq ft
Eaves Storage = 11.1 sq m / 119 sq ft
Total = 347.9 sq m / 3744 sq ft

Tenure: Freehold
EPC: {TBC} Council Tax Band: {TBC}
Local Authority: Southwark Council
Guide Price £2,750,000

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.

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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 2024. Photographs and videos dated October 2024.
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