



Ardlui Road, West Dulwich **SE27**

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## Description

A pretty front garden, monochrome front step and traditional front door sets the scene for this beautifully presented linked Edwardian home.

A spacious entrance hall leads through to a front aspect reception room, filled with natural light flooding through the bay window. A central formal dining space leads through to a contemporary kitchen entertaining area at the rear of the property. A sleek fitted kitchen houses plenty of storage space and a sociable central island. Doors lead out on to the substantial, well maintained rear garden boasting a spacious garden summer house at the rear. The ground floor benefits further from a study / work from home space as well as a useful cloakroom.

Spread across the first floor are five well proportioned, bright and airy bedrooms including a spacious principal bedroom with a private en suite shower room. All bedrooms also benefit from a contemporary family bathroom.

## Location

Particularly well located for transport links, Ardlui Road is a quiet residential street on the border of West Dulwich and West Norwood.

Three railway stations are in close proximity: Tulse Hill (0.6 miles) offering services to London Blackfriars and London Bridge, West Dulwich (0.6 miles) has services to London Victoria and West Norwood (0.5 miles) offers services to Balham and Clapham Junction.

Sought-after independent schools are also close by including Rosemead Prep School, Dulwich Prep London, Oakfield Prep School and Dulwich College.

The independent shops of Rosendale Road and West Dulwich are a short distance away, as is bustling West Norwood High Street and the newly opened Picturehouse cinema. All distances are approximate.

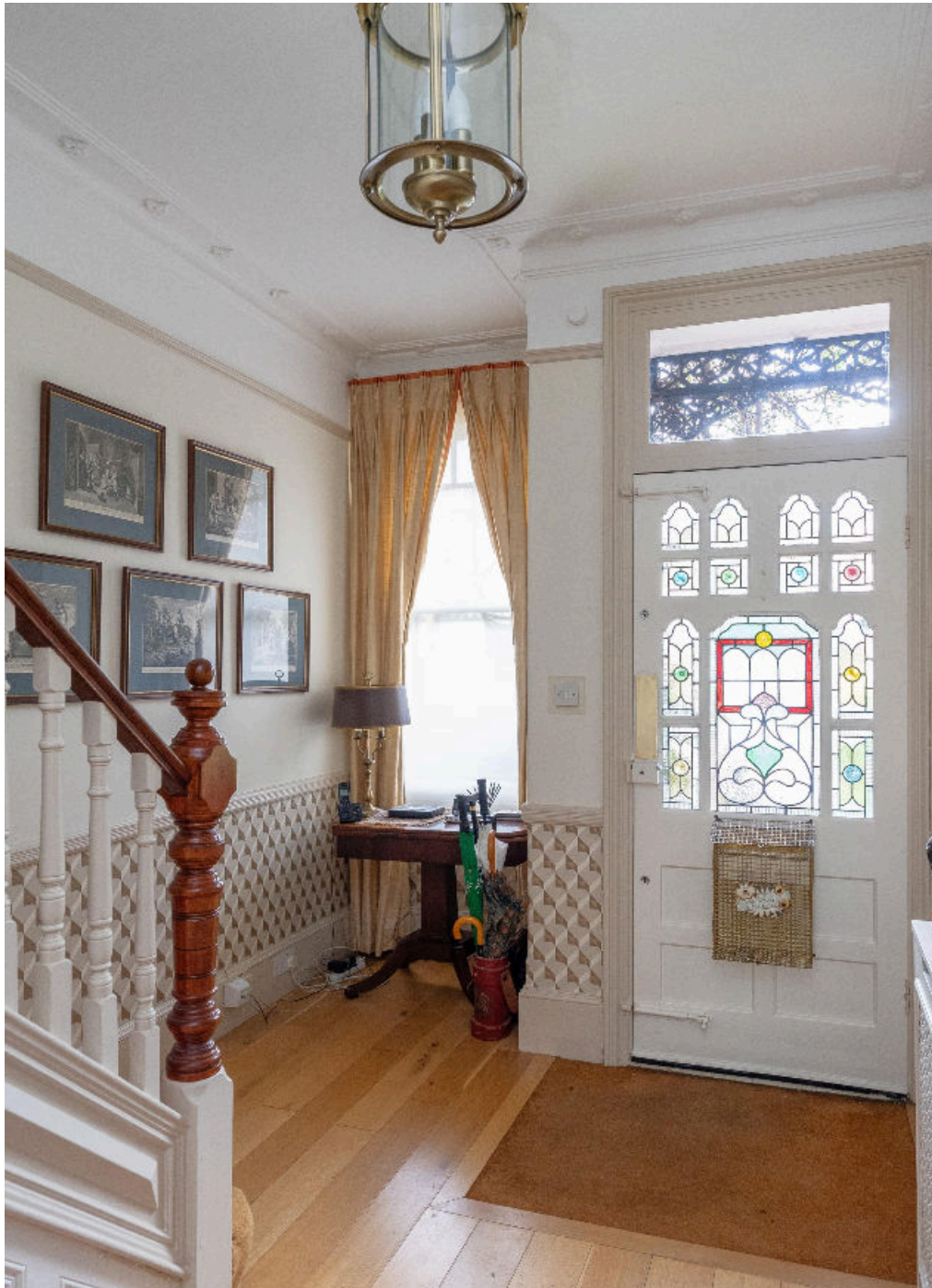
**Tenure: Freehold**

**EPC: D Council Tax Band: G**

**Local Authority: Lambeth Council**









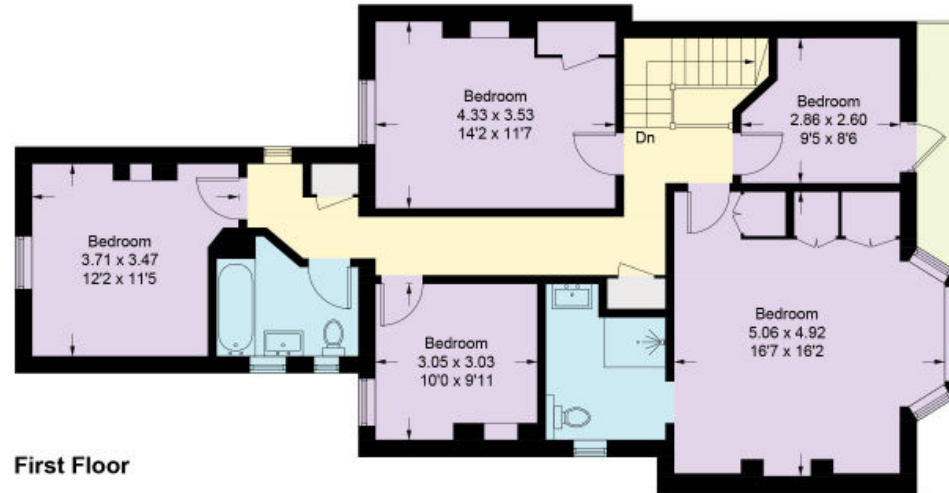


Approximate Gross Internal Area = 205.0 sq m / 2206 sq ft

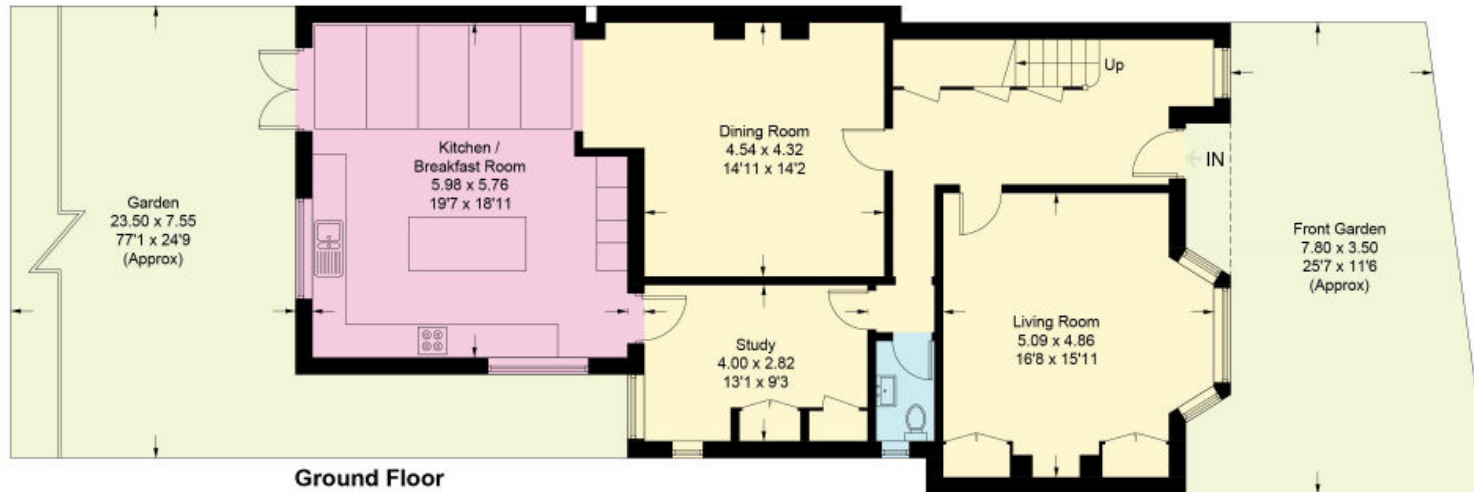


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Guide Price £2,100,000



First Floor



Ground Floor

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Particulars dated May 2024. Photographs and videos dated May 2024.

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