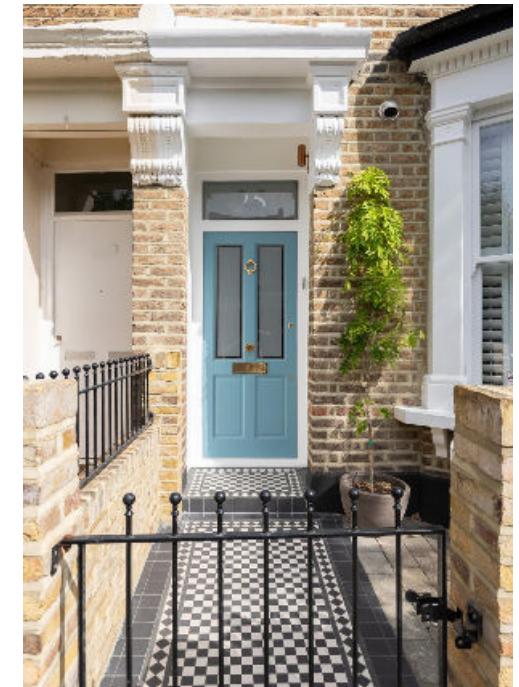




Shawbury Road, East Dulwich **SE22**





## Description

This attractive, high quality five-bedroom Victorian family home with a beautifully landscaped rear garden is set in the highly desirable East Dulwich area.

Blending a wealth of period features with contemporary interior decor, the welcoming entrance hall leads to a dual aspect double-length reception room with two wonderful feature fireplaces, high ceilings and a lovely bay window.

To the rear of the property is the hub of this home, an impressive bright contemporary kitchen entertaining area flooded with natural light. Sleek white units house plenty of storage space as well as integrated appliances and a sociable central island is the perfect space for friends and family to gather. Bi-folding doors provide seamless access on to the sunny landscaped rear garden, perfect for al-fresco dining!

The lower ground floor houses a well appointed utility room as well as plenty of storage space.

Spread across the upper floors are five well proportioned, bright and airy bedrooms with a family bathroom on each floor. The principal suite is located on the first floor and has built in wardrobes and contemporary en suite bathroom.

## Location

Shawbury Road is ideally located in the heart of East Dulwich. The ever popular Lordship Lane is just moments away with its increasing range of quality boutiques, bars and independent restaurants, as well as the fantastic East Dulwich Picturehouse.

The open spaces and facilities of Dulwich and Peckham Rye Parks are also nearby. 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.

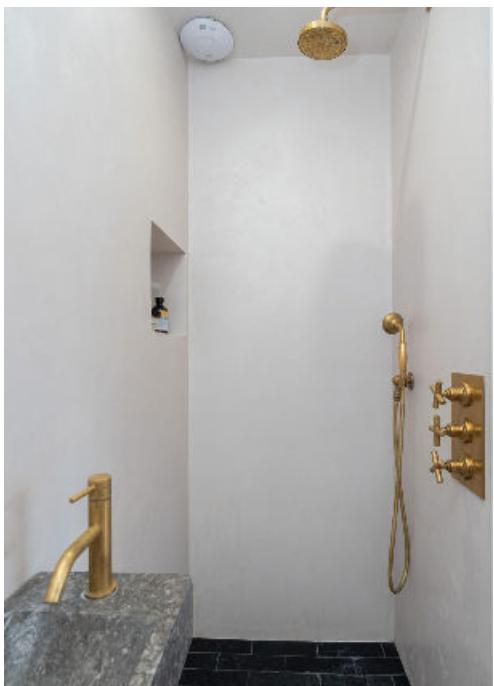
Local transport links are easily found with East Dulwich station nearby (0.6 miles), with trains to London Bridge and Canada Water (via Peckham Rye) and Denmark Hill station (1.2 miles) offers trains to London Blackfriars. There are a variety of buses to Central and West London, Clapham and Brixton.

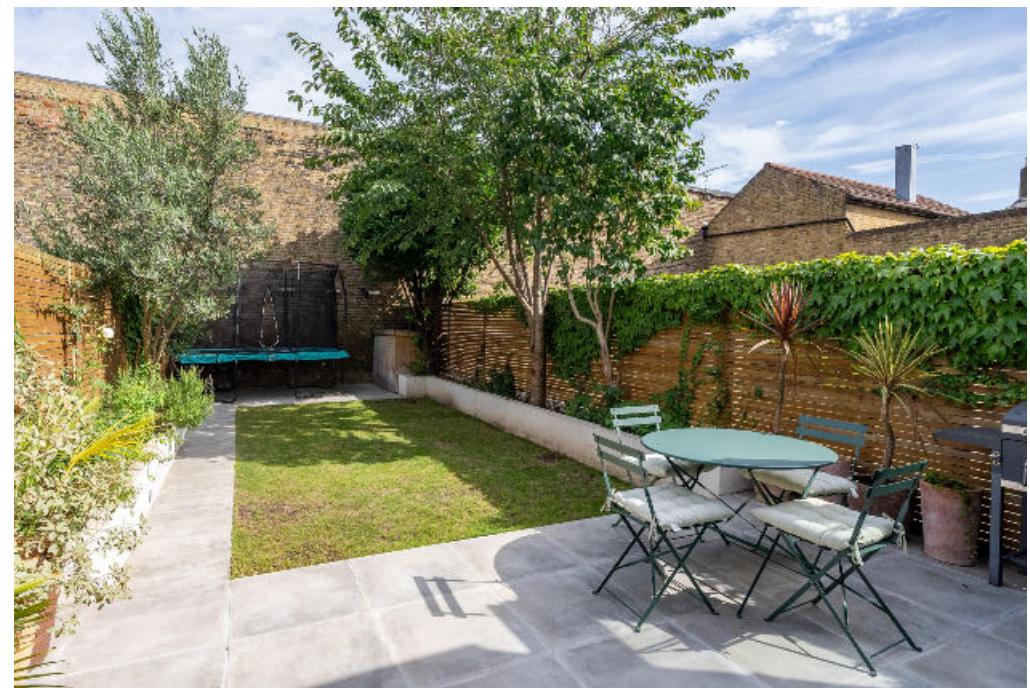
All distances are approximate.

**Tenure: Freehold EPC: D Council Tax Band: D**

**Local Authority: Southwark Council**









**Approximate Gross Internal Area**  
**Lower Ground Floor = 34.6 sq m / 372 sq ft**  
**Ground Floor = 80.8 sq m / 870 sq ft**  
**First Floor = 56.8 sq m / 611 sq ft**  
**Second Floor = 39.5 sq m / 425 sq ft**  
**(Excluding Reduced Headroom & Eaves)**  
**Reduced Headroom & Eaves = 8.7 sq m / 94 sq ft**  
**Total = 220.4 sq m / 2372 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 £1,650,000

= Reduced headroom below 1.5m / 5'0

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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 August 2024. Photographs and videos dated August 2024.

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