

Lordship Lane,  
East Dulwich  
SE22









Beautifully updated and presented throughout, this spacious four bedroom, three bathroom family home is set in a popular East Dulwich position and set back nicely from the road to provide ample off-street parking in the pretty front garden.

A welcoming entrance hall sets the scene, leading to a front aspect living room with a feature fireplace and an incredible full-width kitchen entertaining area to the rear with bi-fold doors opening onto the secluded 100 foot (approx) South West facing rear garden. This fabulous space is flooded with natural light.

The ground floor also comprises a separate utility area with a shower and WC.

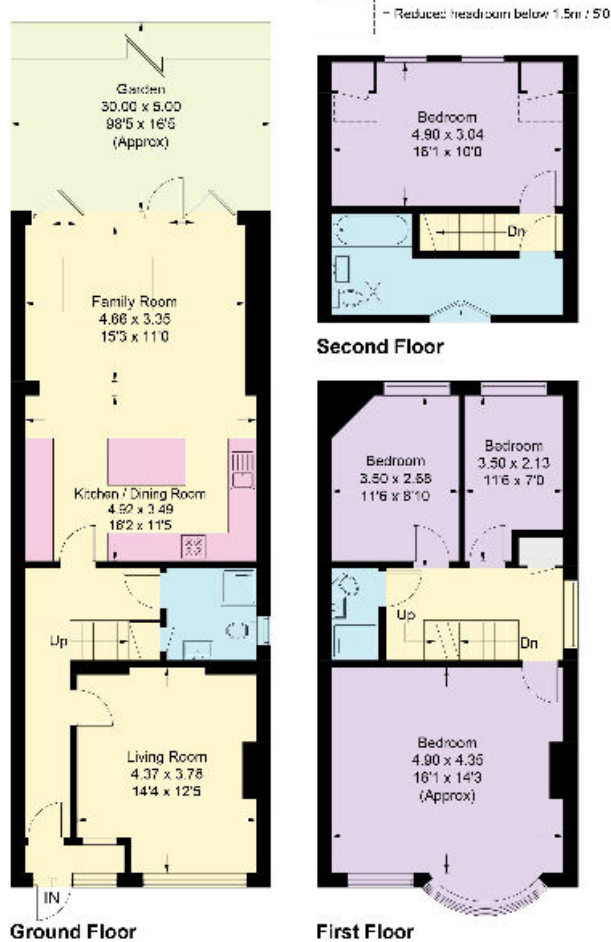
Spread across the upper floors are four well proportioned, bright and airy bedrooms with a modern fitted bathroom on each floor.



Approximate Gross Internal Area  
 Ground Floor = 67 sq m / 721 sq ft  
 First Floor = 50.5 sq m / 543 sq ft  
 Second Floor = 26.2 sq m / 282 sq ft  
 Total = 143.7 sq m / 1546 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



## Location

Lordship Lane is extremely popular for its proximity to both the Village and the liveliness of East Dulwich. The entrance to beautiful Dulwich Park is moments away and the area's world-renowned schools, including James Allen's Girls School (0.8 miles), Alleyn's School (0.6 miles) and Dulwich College (1.3 miles) are on the doorstep.

The nearest station is North Dulwich (0.9 miles) and there are numerous and frequent bus services from Lordship Lane to both East Dulwich station with services to London Bridge and Denmark Hill station which has services to London Blackfriars and is also on the London Overground line.

All distances are approximate.

## Tenure

Freehold

## Guide price

The guide price is available on request

Knight Frank  
 Dulwich  
 1c Calton Avenue  
 Dulwich  
 SE21 7DE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

**We would be delighted to tell you more.**

**The Dulwich team**  
 020 3815 9410  
[dulwichvillage@knightfrank.com](mailto:dulwichvillage@knightfrank.com)



**Connecting people & property, perfectly.**

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 January 2021. Photographs and videos dated January 2021.

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.