



Dunstans Road,
East Dulwich
SE22





A beautiful mixture of Victorian architecture and a contemporary refurbishment has created a wonderful home, ideal for a growing family.

An inviting entrance hall leads to a spacious front aspect reception room, offering a sizeable bay window allowing the feeling of light and space to flood the property.

To the rear is a modern kitchen entertaining area with access into the handy utility space and downstairs WC. The secluded south-west facing rear garden is ideal for entertaining.

Spread across the upper floors are four well proportioned, bright and airy bedrooms including a top floor principal suite with an en-suite shower room. The first floor also benefits from a beautifully designed family bathroom.



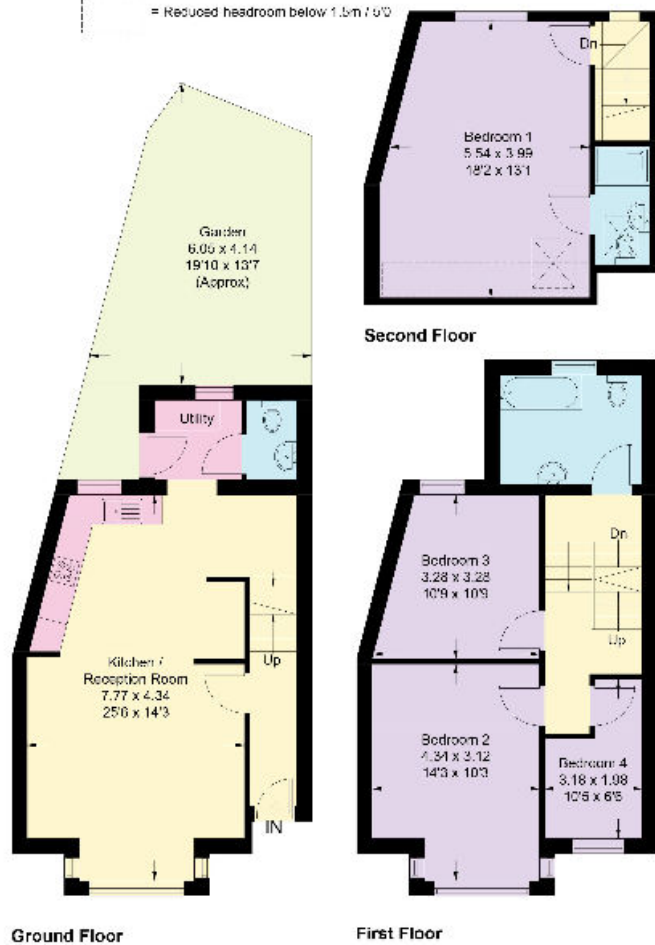
The perfect blank canvas for a growing family in the heart of East Dulwich.

Approximate Gross Internal Floor Area
105.2 sq m / 1,132 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



= Reduced headroom below 1.5m / 5'0"



Knight Frank
Dulwich
1c Calton Avenue
Dulwich
SE21 7DE

knightfrank.co.uk

We would be delighted to tell you more.

The Dulwich team
020 3815 9410
dulwichvillage@knightfrank.com

Location

Nearby are multiple sought-after schools such as Heber and Harris Academy. There are also many popular secondary schools such as Alleyn's, James Allen's and Harris Boys Academy.

The ever popular Lordship Lane is also close by with its ever increasing range of quality boutiques, bars and independent restaurants, as well as a fantastic Picture House. The open spaces and facilities of Dulwich and Peckham Rye Parks are also close by.

Excellent transport links are available with regular bus services in to Central London and the surrounding areas and train services in to London from Peckham Rye (1.5 miles), Denmark Hill (1.9 miles), Honor Oak Park (1.0 miles) East Dulwich (1.2 miles) and North Dulwich (1.4 miles) stations.

All distances are approximate.

Tenure

Freehold

Guide price

The guide price is available on request

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 2020. Photographs and videos dated October 2020.

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