



Darell Road,
East Dulwich
SE22





An inviting entrance hall leads to a spacious double length reception with typical features of a property of this era including high ceilings, enticing feature fireplaces and a large bay window letting the natural light flood through.

To the rear is a naturally bright kitchen entertaining space filled with a central island and plenty of room for entertaining friends and family. Sliding doors providing access to the perfectly landscaped rear garden and patio.

Upstairs are four well proportioned bright and airy bedrooms, including a spacious principal bedroom with built in wardrobes. All bedrooms benefit from two contemporary family bathrooms, one on each floor.



Approximate Gross Internal Area
 Ground Floor = 56.2 sq m / 605 sq ft
 First Floor = 46.7 sq m / 503 sq ft
 Second Floor = 39.5 sq m / 425 sq ft
 Total = 142.4 sq m / 1533 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

Darrell 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. North Cross Road is also close by with its popular Saturday market, boutique shops and restaurants. 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 re-known 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 (0.7 miles), with trains to London Bridge and Canada Water (via Peckham Rye) and Denmark Hill station (1.6 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

Guide price

The guide price is available on request

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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 September 2021. Photographs and videos dated September 2021.

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