

Worlingham Road,
East Dulwich
SE22







This attractive Victorian home starts with a pretty frontage and a path leading up to the front door and inviting entrance hall.

To the front of the property is a wonderful double length reception room with lovely period features typical of a home built in this era with high ceilings, a feature fireplace and a large bay window allowing light to flood through. There is also a useful groundfloor cloakroom.

To the rear is a fantastic open plan kitchen entertaining area filled with natural light, modern integrated appliances and plenty of storage space. Large bi-fold doors provide views and access on to the pretty rear garden which has plenty of space for al-fresco dining!

Spread across the first and second floor are four well proportioned bright and airy bedrooms As well as well as two modern family bathrooms.



Approximate Gross Internal Area
 Cellar = 9.7 sq m / 104 sq ft
 Ground Floor = 70.9 sq m / 763 sq ft
 First Floor = 53.9 sq m / 580 sq ft
 Second Floor = 15.9 sq m / 171 sq ft
 Total = 150.4 sq m / 1619 sq ft



Location

This property is superbly located for the vibrant cafes, bars and restaurants on Lordship Lane and direct transport links into central London.

Various popular primary and secondary schools can be found nearby including the Harris Primary Academy on Lordship Lane Ofsted rating 'Outstanding', Charter East Dulwich Secondary School, Dulwich College, Dulwich Prep, Alleyn's School and James Allen's Girls' School.

For transport, East Dulwich Station (0.4 mile) is close by for Southern services to London Bridge and Charing Cross. Peckham Rye Station (1 mile) also offers services to London Victoria, London Bridge and Thameslink services to London St. Pancras International and London Blackfriars. Peckham Rye station also offers Overground services to Canada Water, Shoreditch High Street, Highbury & Islington and Clapham Junction.

All distances are approximate.

Tenure

Freehold

EPC

D

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

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 June 2021. Photographs and videos dated June 2021.

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