



East Dulwich Grove, East Dulwich **SE22**





Description

With off street parking to the front and plenty of space for bike storage, a path leads to the entrance hall of this substantial family home with an abundance of period features.

The spacious hallway leads to a front reception room boasting high ceilings and a feature fireplace. To the rear is an impressive traditional style kitchen entertaining space filled with natural light that floods in through the floor to ceiling Critall doors.

Traditional shaker style units house plenty of storage space and a central island is the perfect hub of this home. The ground floor is complete with a large pantry area and useful cloakroom as well as a utility room in the cellar.

Seamlessly integrated with the inside of this property is the perfectly landscaped secluded rear garden, an enchanting area teeming with plants and wildlife as well as a sunny seating spot to the rear.

Spread across the upper floors four generous, bright and airy bedrooms including an impressive principal suite with a contemporary en suite shower room. The bedrooms benefit from two further family bathrooms, one on each floor. In addition to the bedrooms there are two amazing home office / study spaces, naturally lit with roof lights.

Location

Nestled in the heart of East Dulwich, yet moments away from the many cafes, restaurants and boutiques of Lordship Lane.

Local schools are excellent: Harris Primary Academy (0.5 miles), St John's & St Clement's CE Primary school (0.4 miles) and Charter School East Dulwich (0.2 miles).

There are also world renown independent schools (James Allen's Girls' School, Alleyn's School and Dulwich College) in nearby Dulwich Village.

East Dulwich Grove is very well connected by local bus routes and rail stations. East Dulwich Station is 0.3 miles away with services to London Bridge in 15 minutes.

Denmark Hill station (1 miles) has services to London Victoria, Thameslink services via London Blackfriars and services to Clapham Junction and Highbury & Islington via the London Overground network. All distances and times are approximate.

Tenure: Freehold EPC:[TBC] Council Tax Band: G

Local Authority: Southwark Council







Guide Price £2,000,000

Approximate Gross Internal Area
 Ground Floor = 84.7 sq m / 912 sq ft
 First Floor = 83.3 sq m / 897 sq ft
 Second Floor = 59.7 sq m / 643 sq ft
 Eaves = 8.9 sq m / 96 sq ft
 Cellar = 13.9 sq m / 150 sq ft
 Total = 250.5 sq m / 2698 sq ft
 (Excluding Store)

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.



Knight Frank

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Cellar

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Ground Floor

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First Floor

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Second Floor



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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