



Eynella Road, SE22  
£1,899,995

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# In general

- A substantial semi-detached Victorian family house
- Spacious accommodation – 2098 sq ft
- Excellent potential for further extension (SPC)
- 5 bedrooms, family bathroom
- 2 reception rooms
- Large kitchen/breakfast room
- Utility room, downstairs cloakroom
- Delightful 86' rear garden
- Well-presented throughout
- Central location close to Dulwich Village and Lordship Lane

# In detail

A substantial semi-detached Victorian family house for sale situated on this much sought after residential road in close proximity to Dulwich Village.

The property is presented in attractive decorative order and with a gross internal area of 2094 sq ft offers spacious accommodation currently arranged over 2 floors comprising 5 bedrooms, family bathroom, 2 reception rooms, large kitchen/breakfast room, utility room and downstairs cloakroom. Externally to the rear there is a delightful, mature 86' garden. The property also offers excellent potential for further extension subject to planning consents.

Dulwich Village is easily accessible with its array of cafes and restaurants, renowned schools, parks, Picture Gallery and golf course. Lordship Lane is close by with numerous shopping and leisure facilities. The nearest railway stations are North Dulwich (London Bridge), East Dulwich (London Bridge) and Herne Hill (Victoria, Blackfriars, St Pancras) with services into central London.

Internal viewing of this fine family house is advised. (EPC rating - E)



# Floorplan

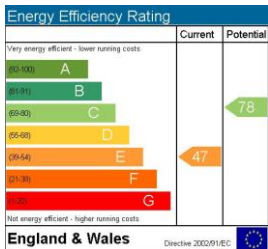
## Eynella Road, SE22

Approximate Gross Internal Area  
 Ground Floor = 97.3 sq m / 1047 sq ft  
 First Floor = 97.3 sq m / 1047 sq ft  
 Total = 194.6 sq m / 2094 sq ft



Ground Floor

First Floor



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