

HARVEY &
WHEELER
ESTABLISHED LONDON 1855



EYNELLA ROAD
LONDON, SE22 8XF



Extended and improved an Edwardian Semi detached family house in this attractive residential road and well located for all the amenities of the area including the schools.

There is scope for further extension with planning permission granted and Dulwich Estate approval for a basement. The basement will give an additional 76m² of living space to include: one large living area with entertaining area, a full size shower room and a large utility room. Ceiling height will be a generous 2.8m in keeping with the rest of the property. There will be a light well to the front of the property (i.e. a full size sash window), in keeping with the original ground floor window design.

The property was extended and renovated by the present owners and benefits from a large kitchen overlooking and opening onto the garden. The accommodation is spacious with well proportioned rooms and a gross internal area of 2,565 sq ft (238.3 sq m). The kitchen and the three bathrooms benefit from underfloor heating. The front garden has been landscaped. At the rear the south facing garden is 137' deep with an attractively paved terrace immediately behind the house.

The nearest station is North Dulwich (London Bridge and two stops to Peckham Rye for the London Overground and Docklands).

EPC Rating (E)

ACCOMMODATION

- | | |
|-----------------------|-----------------------|
| • 5 Bedrooms | • Reception Room |
| • 2 Bathrooms | • Family Room |
| • Shower Room with WC | • Kitchen/Dining Room |
| • Separate WC | • Utility Room |
| • Utility Room | • Garden |

£ 2,150,000

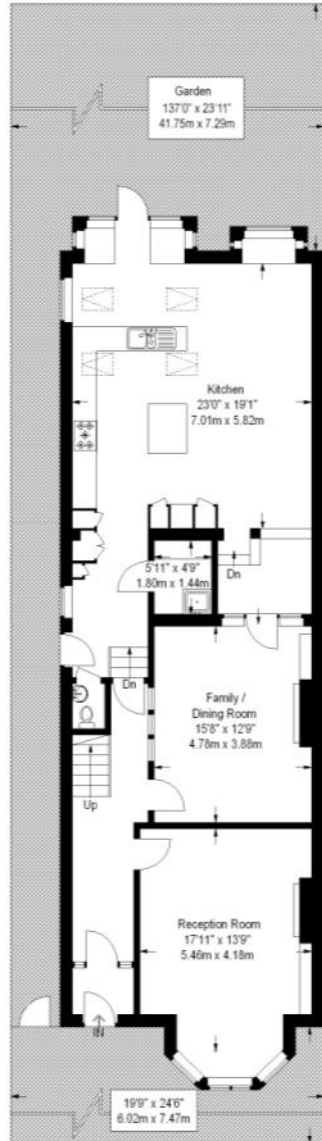




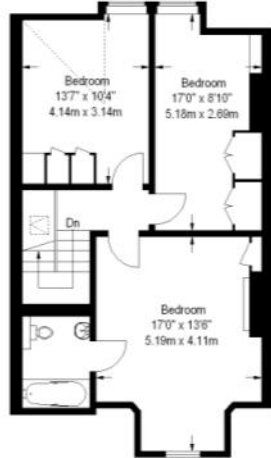


Eynella Road, SE22

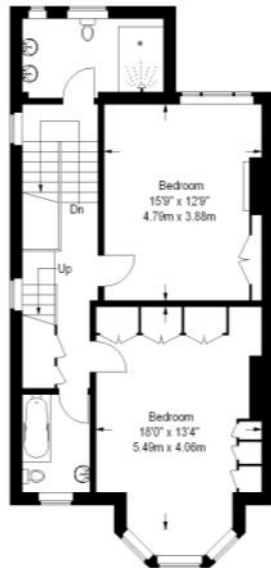
Approximate Gross Internal Area
 Ground Floor = 1233 sq ft / 114.6 sq m
 First Floor = 715 sq ft / 66.4 sq m
 Second Floor = 617 sq ft / 57.3 sq m
 Total = 2565 sq ft / 238.3 sq m



Ground Floor



Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID246828)



Viewing is recommended, but strictly by appointment with Sole Agents

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Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

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