

Grove Hill Road,
East Dulwich
SE5







Retaining a wealth of period features, this recently renovated, luxurious home offers the perfect balance of accommodation.

An inviting tiled pathway leads to a pretty entrance hall. To the front of the property is a double-length reception room filled with beautiful period features including high ceilings, ornate coving, a wonderful bay window and feature fireplace.

To the rear is a fantastic kitchen diner with solid oak units, plenty of storage space and contemporary brass hardware. Crittall doors provide access out onto the patioed rear garden, perfect for alfresco dining and entertaining.

Spread across the upper floors are four bright and airy bedrooms including an impressive principal bedroom with built-in wardrobes. The generous family bathroom is perfect for relaxing with a large freestanding bath and a separate shower.







Approximate Gross Internal Area
 Basement = 9.8 sq m / 105 sq ft
 Ground Floor = 54.2 sq m / 583 sq ft
 First Floor = 47.6 sq m / 512 sq ft
 Second Floor = 35.8 sq m / 385 sq ft (Excluding Reduced Headroom / Eaves Storage)
 Reduced Headroom / Eaves Storage = 5.7 sq m / 61 sq ft
 Total = 153.1 sq m / 1646 sq ft



Location

Lordship Lane is extremely popular for its proximity to both the Village and the liveliness of East Dulwich. The entrance to beautiful Dulwich Park is moments away and the area's world-renowned schools, including Harris Primary, Heber Primary, The Charter School, James Allen's Girls School, Alleyn's School and Dulwich College are on the doorstep.

The nearest station is North Dulwich (0.8 miles) and there are numerous and frequent bus services from Lordship Lane to both East Dulwich station with services to London Bridge and Denmark Hill station which has services to London Blackfriars and is also on the London Overground line.

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2021. Photographs and videos dated November 2021.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Your partners in property for 125 years