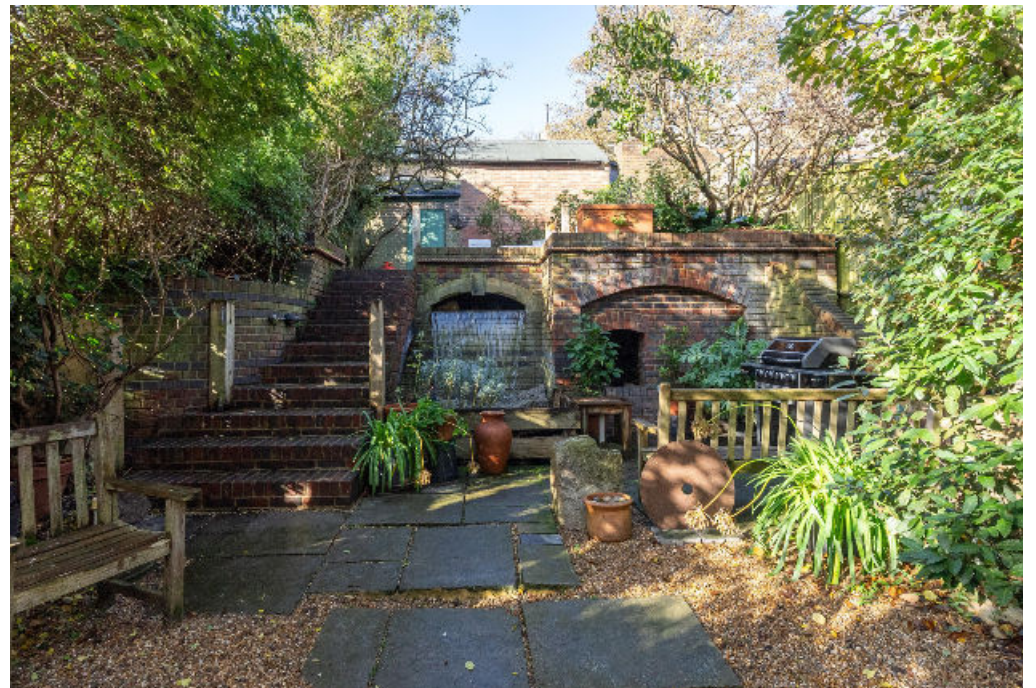




Underhill Road, East dulwich **SE22**





Description

Steeped in timeless elegance, this distinguished Victorian semi-detached residence built in 1876 stands as a testament to architectural grandeur.

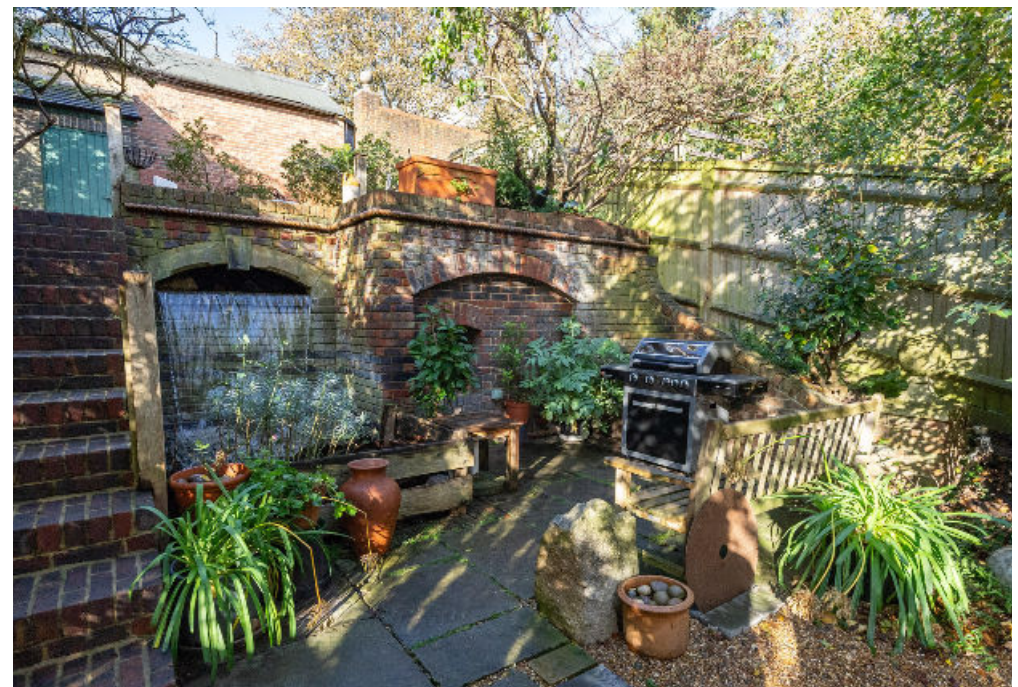
With huge curb appeal emanating from its historic facade, this residence welcomes with off-street parking and an integral garage. Raised planting and steps lead to the front door and ground floor entrance hall. Adjacent and complemented by the warmth of a cozy wood-burner, a double reception room with high decorative ceilings has dual aspect windows to the front and glazed double doors opening to the rear. The lofty hall also leads to a cloakroom and kitchen connected seamlessly to a well heated conservatory. There is a separate utility room and recently installed boiler.

A sanctuary for outdoor enthusiasts, the enchanting, landscaped rear garden provides a picturesque setting for al fresco gatherings. Providing ample space, it features a superb waterfall, grotto and two outbuildings.

Ascending to the first floor there are three generously proportioned bedrooms, with the option to reinstate two more. Well-appointed bathrooms benefit from two further roof lights while the front of the house provides panoramic views. The canvas for potential expansion extends into the loft and horizontally with the possibility of a side return at the rear of the ground floor. Both options provide a buyer unparalleled opportunity to shape their vision and imprint a distinctive mark on this distinguished residence subject to the relevant planning consents.

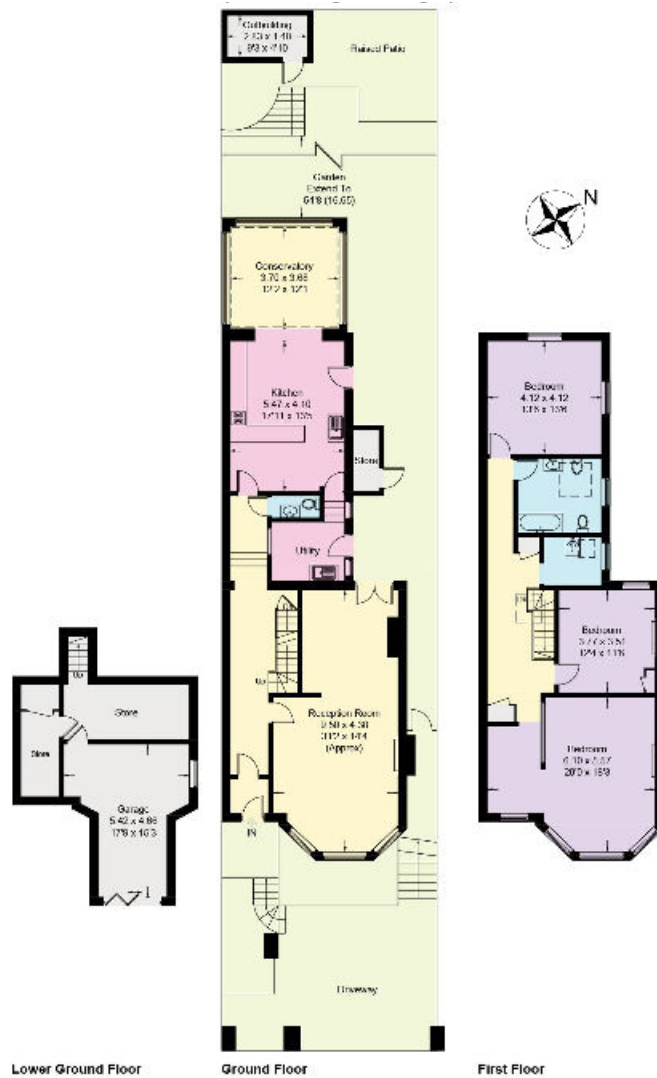
Location

The property is well positioned to take advantage of the shops and boutiques of Lordship Lane as well as the delights of Dulwich Village and the restaurants and bars in Peckham. Dulwich Park is close by as is the Horniman Museum and Gardens. Transport links are varied with the nearest station being Forest Hill (0.8 miles) for Overground services to Highbury & Islington, Clapham Junction, London Bridge as well as services to London Victoria. There is easy access to Canary Wharf via Canada Water. East Dulwich station and Peckham Rye station are just a bus ride away. A wealth of highly regarded state primary and secondary schools as well as independent schools are nearby, including Horniman Primary School, Fairlawn Primary School, JAGS, Alleyn's, Dulwich Prep and Dulwich College. All distances are approximate.









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.

Approximate Gross Internal Area
 Lower Ground Floor = 36.1 sq m / 388 sq ft
 Ground Floor = 108.3 sq m / 1166 sq ft
 First Floor = 91.3 sq m / 983 sq ft
 Outbuildings = 6.5 sq m / 70 sq ft
 Total Area = 242.2 sq m / 2607 sq ft
 (Including Garage)

Tenure: Freehold
 EPC: D
 Council Tax Band: F
 Local Authority: Southwark Council

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We would be delighted to tell you more

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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 November 2023. Photographs and videos dated November 2023.

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