



Crystal Palace Road, East Dulwich **SE22**





Description

Nestled in the heart of East Dulwich, this meticulously refurbished Victorian residence represents a fusion of period features and contemporary design. Crafted through a collaboration of interior designer Hamish Vincent and architect Benjamin Hale, this home showcases bespoke refined luxury and functional design. Step inside to discover a harmonious fusion of period features and modern design. The hallway beckons you into luminous living and dining areas, adorned with graceful Crittall doors and intricate corning, offering a mix of classic elegance and contemporary flair.

The kitchen serves as the heart of the home, boasting a sociable central island and abundant storage, while seamlessly connecting to the meticulously landscaped rear garden-a serene space with grey brick paving and stylish decking, ideal for hosting al fresco gatherings.

Spread across the first and second floor are five well proportioned bedrooms, each meticulously appointed with bespoke finishes. The principal bedroom on the second floor exudes luxury with a freestanding bath, luxurious en suite shower room and views of the London Skyline.

Completing this home, the first-floor bedroom also offers an en suite adorned with Coalbrook fixtures, while all bedrooms benefit from the convenience of a shared family bathroom, ensuring every aspect of modern living is accommodated.

Location

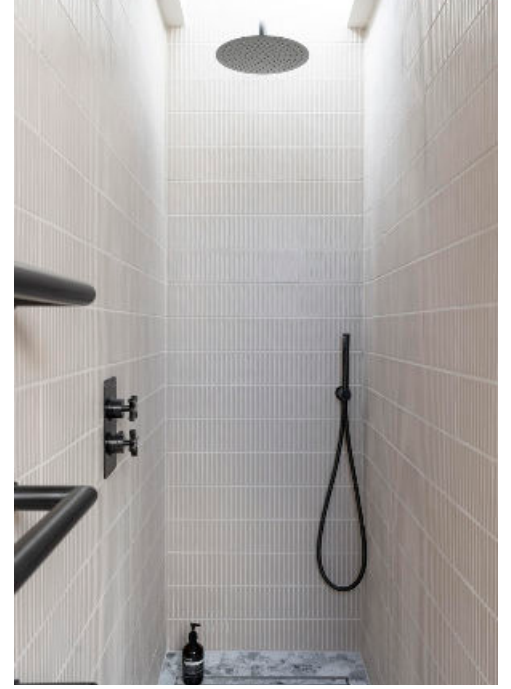
This property is superbly located for the vibrant cafes, bars and restaurants on Lordship Lane and direct transport links into central London.

Various popular primary and secondary schools can be found nearby including the Harris Primary Academy on Lordship Lane Ofsted rating 'Outstanding', Charter East Dulwich Secondary School, Dulwich College, Dulwich Prep, Alleyn's School and James Allen's Girls' School.

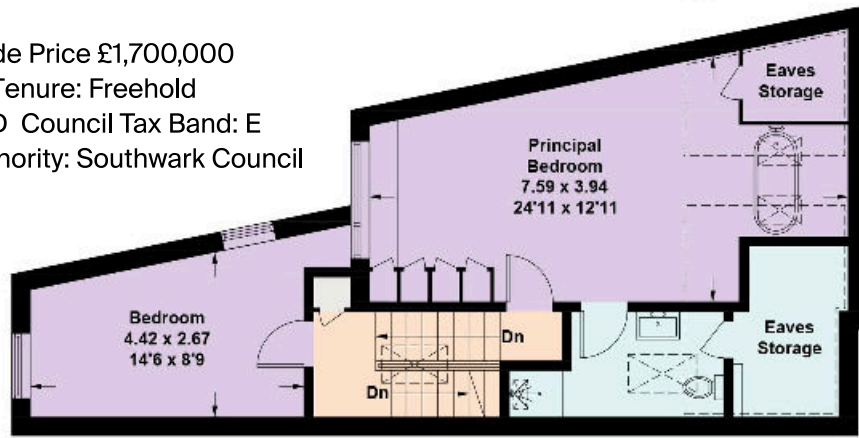
For transport, East Dulwich Station (0.9 mile) is close by for Southern services to London Bridge and Charing Cross. Peckham Rye Station (1.4 mile) also offers services to London Victoria, London Bridge and Thameslink services. Peckham Rye station also offers Overground services to Canada Water, Shoreditch High Street, Highbury & Islington and Clapham Junction. All distances are approximate.



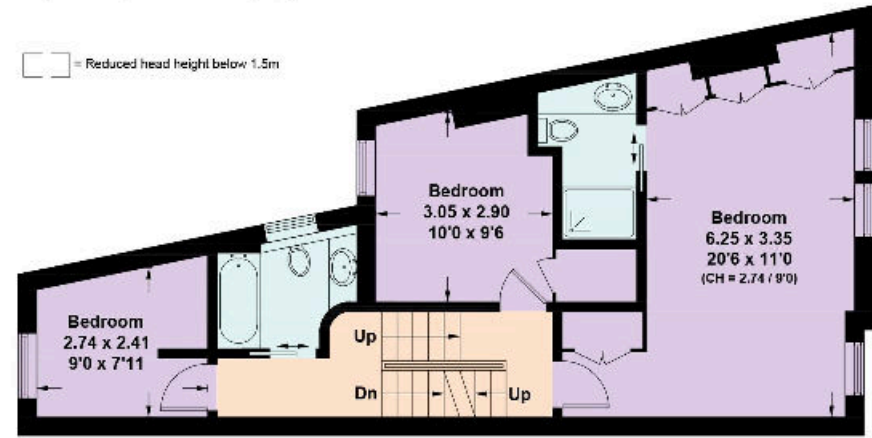




Guide Price £1,700,000
 Tenure: Freehold
 EPC: D Council Tax Band: E
 Local Authority: Southwark Council

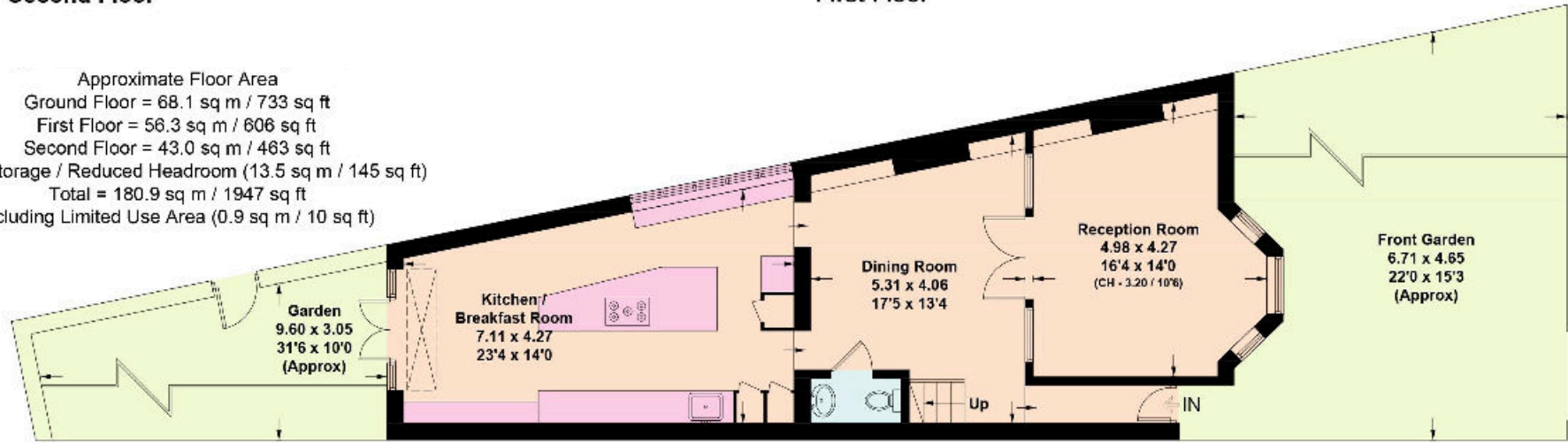


Second Floor



First Floor

Approximate Floor Area
 Ground Floor = 68.1 sq m / 733 sq ft
 First Floor = 56.3 sq m / 606 sq ft
 Second Floor = 43.0 sq m / 463 sq ft
 Eaves Storage / Reduced Headroom (13.5 sq m / 145 sq ft)
 Total = 180.9 sq m / 1947 sq ft
 Including Limited Use Area (0.9 sq m / 10 sq ft)



Ground Floor

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.

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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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