



Mundania Road, East Dulwich **SE22**



Description

A tiled pathway leads to a grand central entrance hall that sets the scene for this regal double-fronted semi-detached Victorian home set on a highly sought-after quiet residential road in East Dulwich.

The spacious hallway leads to a front aspect formal reception room with high ceilings typical of a property of this era with a large bay window and a beautiful feature fireplace with wood burner. A further reception room sits to the rear, again with a lovely feature fireplace and tall French doors opening out on to the terrace, overlooking a beautiful mature rear garden, with an outdoor kitchen area.

The kitchen entertaining area features bespoke joinery, bundles of period features and provides plenty of space for friends and family. To the rear is a useful utility space and downstairs cloakroom. Spread across the upper floors are seven well proportioned, bright and airy bedrooms. There is a grand principal suite with a walk-in wardrobe and en suite bathroom. All bedrooms benefit from two contemporary family bathrooms, one on each floor. From the top floor there is a mesmerizing view of the city.

Location

Mundania Road has ample parking and is a stone's throw away from Peckham Rye Park and the nearby Aquarius Golf Club. The property is well located with Honor Oak Park station nearby (0.8 miles) offering fantastic links into London Bridge, Waterloo, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. Peckham Rye station is also just a short bus ride away. A wealth of excellent state primary and secondary schools as well as private schools are nearby, including Horniman Primary School, Fairlawn Primary School, JAGS, Alleyns School and Dulwich College. All distances are approximate.

Tenure: Freehold

Council Tax Band: G

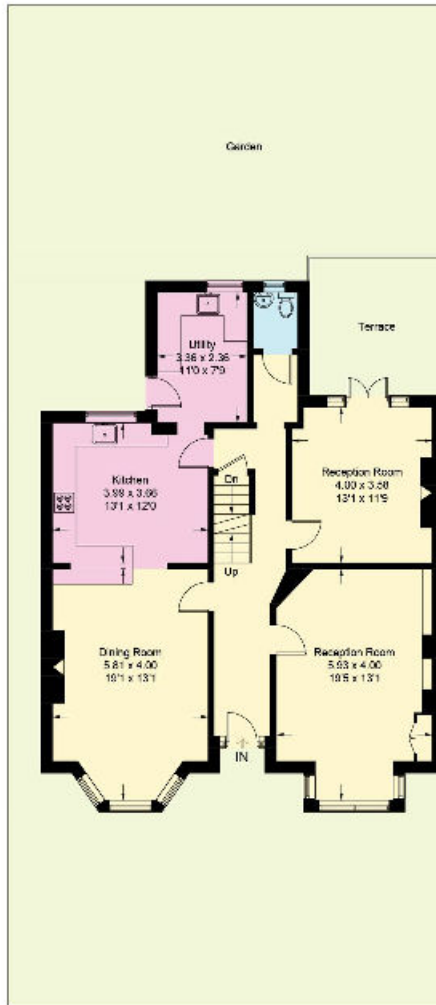
EPC: TBC

Local Authority: Southwark Council

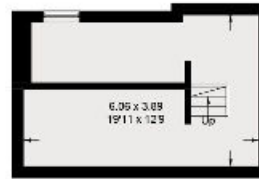








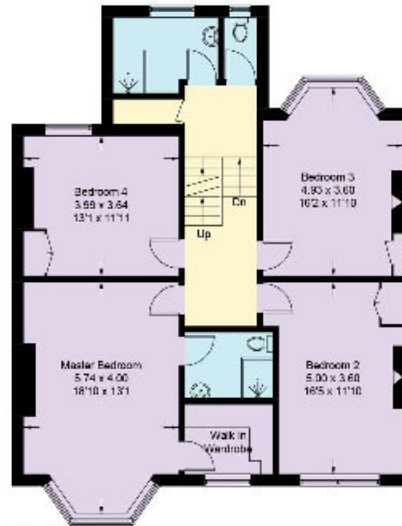
Ground Floor



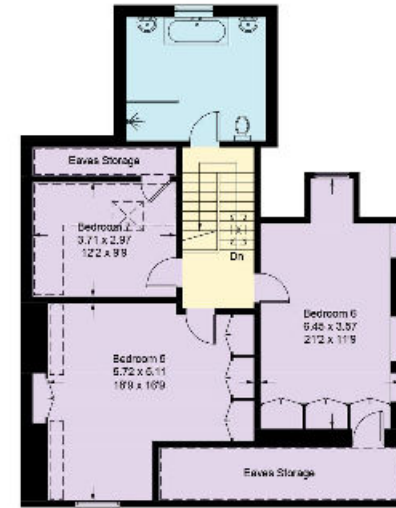
Cellar



Reduced headroom (below 2m / 6'6")



First Floor



Second Floor

Ground Floor = 101.5 sq m / 1092 sq ft
 First Floor = 101.1 sq m / 1088 sq ft
 Second Floor = 72.9 sq m / 785 sq ft
 Cellar = 22.4 sq m / 241 sq ft
 Reduced headroom / Eaves = 19.1 sq m / 205 sq ft
 Total = 317.0 sq m / 3411 sq ft

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.

Knight Frank
 Dulwich
 1c Calton Avenue
 SE21 7DE

knightfrank.co.uk

We would be delighted to tell you more

Catherine Stage **Giuseppe Benegiamo**
 020 3815 9414 020 3815 9423
catherine.stage@knightfrank.com g.benegiamo@knightfrank.com



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