



Ondine Road, East Dulwich **SE15**

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## Description

Recently refurbished to an exceptional standard, this beautiful four bedroom Victorian home on Ondine Road is a real gem.

The property showcases spacious living entertaining areas, including a front aspect double reception room with a feature log burner and a show stopper of a full width rear aspect kitchen entertaining area, opening on to an impressive landscaped garden. Of note is also a handy cloak room on the ground floor and a spacious cellar with a useful utility space and plenty of storage.

Spread across the upper floors are four well-proportioned, bright and airy bedrooms including an impressive principal suite with en suite shower room. All bedrooms benefit from two contemporary bathrooms on the first floor.

## Location

Ondine Road is ideally located in the heart of East Dulwich. The ever popular Lordship Lane is just moments away with its ever increasing range of quality boutiques, bars and independent restaurants, as well as the fantastic East Dulwich Picturehouse. The open spaces and facilities of Dulwich and Peckham Rye Parks are also nearby.

Local schools are excellent: Harris Primary Academy and the Charter School East Dulwich are close by, as are some world renowned independent schools including James Allen's Girls' School, Alleyn's School, Dulwich College and Dulwich Prep.

Local transport links are easily found: East Dulwich station (c. 0.2 miles), with trains to London Bridge and Canada Water (via Peckham Rye) and Denmark Hill station (c. 0.9 miles) offers trains to London Blackfriars. There are a variety of buses to Central and West London, Clapham and Brixton. All times and distances are approximate.

**Tenure: Freehold**

**EPC: D Council Tax Band: E**

**Local Authority: London Borough of Southwark**







Approximate Gross Internal Area  
 Cellar = 34.1 sq m / 367 sq ft  
 Ground Floor = 73.7 sq m / 793 sq ft  
 First Floor = 47.1 sq m / 507 sq ft  
 Second Floor = 35.9 sq m / 387 sq ft  
 Eaves Storage = 11.2 sq m / 120 sq ft  
 Total = 202.0 sq m / 2174 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.

Guide Price: £1,650,000



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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 January 2023. Photographs and videos dated January 2023.

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