



Elsie Road, East Dulwich **SE22**





Description

Rarely do houses with south west-facing gardens become available on Elsie Road - generally regarded as one of the most coveted East Dulwich locations.

The entrance hall flows through to a front aspect reception room with typically high ceilings, a beautiful bay window and a feature fireplace.

To the rear is a fantastic kitchen entertaining area with a central island and two sets of French doors providing an abundance of natural light as well as access to the rear garden. The pretty south-west facing plot provides plenty of room for outdoor dining. There is also a guest cloakroom on the ground floor and access to a basement with a useful utility room.

Spread across the first and second floor are five well proportioned, bright and airy bedrooms including a spectacular principal suite with a contemporary en suite shower room spanning the top floor. An additional suite can be found on the first floor and the other bedrooms benefit from a contemporary family bathroom.

The striking charm of the frontage of this property provides off street parking as well as side access to the rear garden.

Planning permission has been granted by Southwark Council for the following alterations: Erection of single storey ground floor rear extension, alterations to rear and side elevation glazing at ground and second floor level; new timber bin store and landscaping to front garden; installation of wood burner flue on side elevation.

Location

Nestled on a quiet residential street in the heart of East Dulwich nearby many cafes, restaurants and boutiques of Lordship Lane.

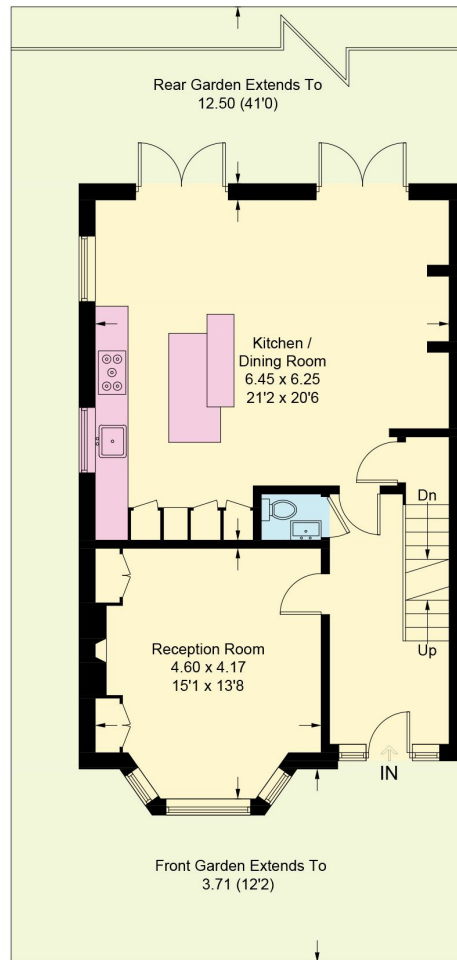
Local schools are excellent: Harris Primary Academy (0.5 miles), St John's & St Clement's CE Primary school (0.4 miles) and Charter School East Dulwich (0.2 miles). There are also world reknown independent schools (James Allen's Girls' School, Alleyn's School and Dulwich College) in nearby Dulwich Village.

Elsie Road is very well connected by local bus routes and rail stations. East Dulwich Station is 0.1 miles away with services to London Bridge in 15 minutes. Denmark Hill station (0.9 miles) has services to London Victoria, Thameslink services via London Blackfriars and services to Clapham Junction and Highbury & Islington via the London Overground network. All distances and times are approximate.



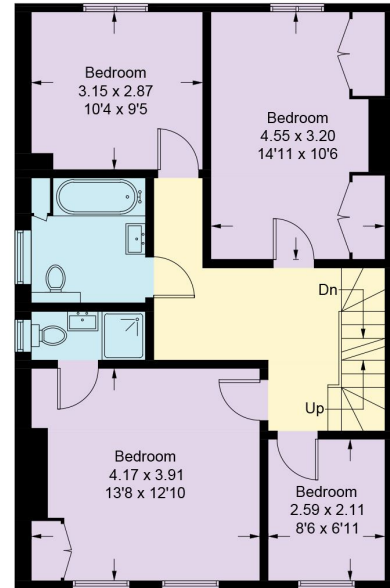




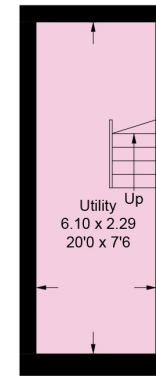


Ground Floor

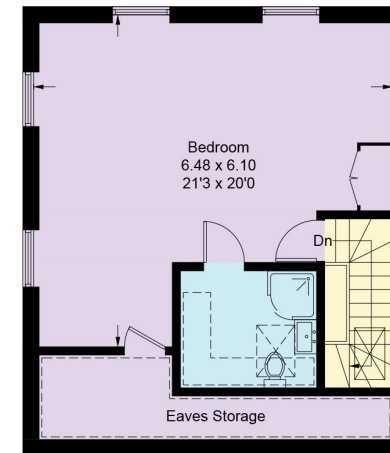
= Reduced headroom below 1.5m / 5'0



First Floor



Basement



Second Floor

Guide Price £1,825,000

Basement = 13.4 sq m / 144 sq ft
 Ground Floor = 68.2 sq m / 734 sq ft
 First Floor = 67.9 sq m / 731 sq ft
 Second Floor = 41.2 sq m / 443 sq ft
 duced Headroom = 2.0 sq m / 21 sq ft
 Eaves Storage = 7.0 sq m / 75 sq ft
 Total = 199.7 sq m / 2148 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.

Tenure: Freehold

EPC: D Council Tax Band: E

Local Authority: Southwark Council

Knight Frank
 Dulwich
 1c Calton Avenue
 SE21 7DE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Georgia Jakstys

020 3815 9415

georgia.jakstys@knightfrank.com

Ollie Greig

020 3815 9418

ollie.greig@knightfrank.com

Chica Lambert

020 3815 9416

chica.lambert@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.

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