



COPLESTON ROAD

London, SE15



FOUR BEDROOM VICTORIAN FAMILY HOME

Offering over 1,300 sq ft of living space, this property tastefully blends period charm with modern functionality.



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EPC

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Local Authority: London Borough of Southwark

Council Tax band: D

Tenure: Freehold

Guide Price: £1,250,000

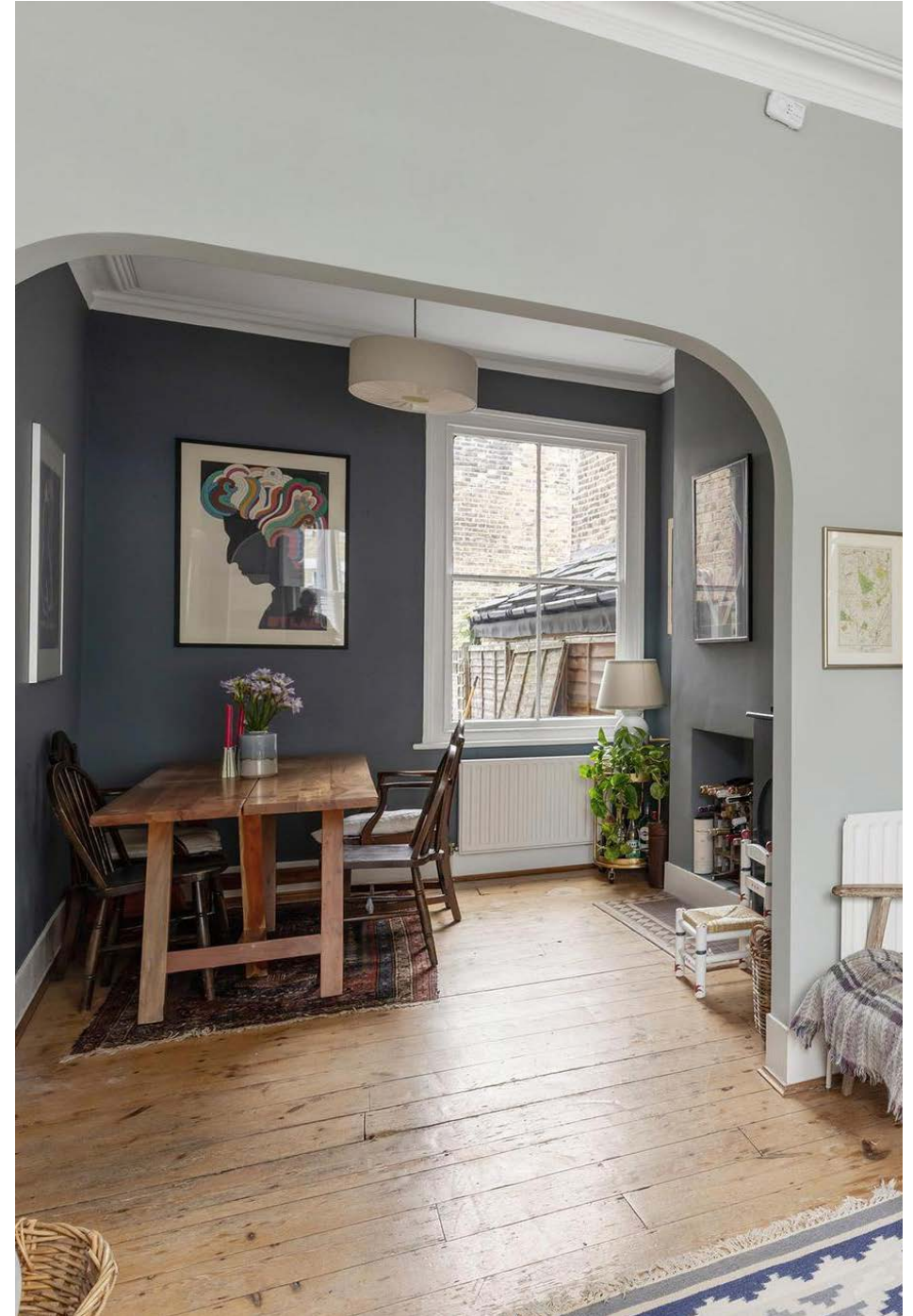


COPELESTON ROAD

Through the welcoming entrance hall, the lovely dual reception space boasts wood flooring, a bay window and charming fireplace. To the rear of the ground floor is a convenient utility space and storage cupboard leading through to the homely kitchen opening out to the east-facing garden. The kitchen has great potential for extension subject to the necessary planning permissions.

Spread across the upper floors are four well-proportioned, bright and airy bedrooms, including the second floor principal suite with a stunning en-suite bathroom including a standalone bathtub and separate shower, as well as a walk-in wardrobe area, a glass Juliette balcony and eaves storage. The first floor also benefits from a beautifully designed family bathroom.

Copleston Road is ideally located between East Dulwich and Peckham Rye. The ever-popular Bellenden Road and Lordship Lane are just moments away, as are the open spaces and facilities of Goose Green playground and Peckham Rye Park. Local schools are excellent including Harris Primary Academy, Charter School East Dulwich, Bellam Primary School and independent schools including James Allen's Girls' School, Alleyn's School, Dulwich College and Dulwich Prep. Local transport links are easily found from East Dulwich, Peckham Rye or Denmark Hill Stations, as well as many bus routes.









Approximate Gross Internal Area = 124.16 sq m / 1336 sq ft (Excluding Eaves Storage)
 Eaves Storage = 10.37 sq m / 112 sq ft
 Inclusive Total Area = 134.53 sq m / 1448 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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