



Marmora Road, East Dulwich **SE22**

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## Description

With plenty of character and charm, this wonderfully spacious period property has over 3,500 sq ft of accommodation.

A captivating exterior and monochrome tiled pathway opens on to a welcoming entrance hall. The spacious hall leads to a dual aspect double reception room, filled with natural light and wonderful period features including high ceilings, ornate cornicing and two attractive feature fireplaces. To the rear of the upper ground floor is a great fifth bedroom / guest suite with its own en suite shower room.

The lower ground floor comprises of a fantastic open plan kitchen entertaining space at the rear with doors opening on to the lovely landscaped rear garden. In addition to this, steps lead to a formal dining / family room as well as a utility room and cinema/ gym.

The sizeable garden benefits from a spacious patio area, perfect for entertaining, as well as a lawn and further patio to the rear.

Spread across the first and second floor are four well proportioned, bright and airy bedrooms including a lovely principal suite with a walk in wardrobe and en suite shower room. All bedrooms benefit from two recently renovated, stylish bathrooms, one located on each floor.

## Location

The property is well located with Honor Oak Park station nearby (0.7 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**

**EPC: C Council Tax Band: G**

**Local Authority: Southwark Council**







Guide Price £2,250,000

Approximate Gross Internal Area = 326.7 sq m / 3516 sq ft  
(Excluding Eaves)

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](http://knightfrank.co.uk)

**Lower Ground Floor**  
We would be delighted to tell you more

**Camilla Heywood**  
020 3815 9422  
camilla.heywood@knightfrank.com

**Giuseppe Benegiamo**  
020 3815 9423  
g.benegiamo@knightfrank.com

**Upper Ground Floor**

**Catherine Stage**  
020 3815 9414  
catherine.stage@knightfrank.com

**First Floor**

**Second Floor**

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 April 2024. Photographs and videos dated April 2024.

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