



Lovlace Road, SE21
Guie Price - £1,899,950

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In general

- A substantial detached family house
- Spacious, extended accommodation over three floors - 2505 sq ft
- Six bedrooms, three bathrooms
- Two reception rooms
- Kitchen/dining room
- Cloakroom, spacious entrance hall
- Utility room
- Large drive providing off street parking
- Delightful, mature 102' rear garden
- Well presented throughout
- Sought after and central location close to transport links and schools

In detail

A substantial detached family house for sale located on this popular residential road just a short distance from Dulwich Village.

With a gross internal area of over 2500 sq ft this lovely property offers particularly spacious, flexible and well presented accommodation over three floors comprising of six bedrooms, three bathrooms (one en-suite), two reception rooms, kitchen/dining room, spacious entrance hall, cloakroom and utility room. There is a large drive to the front providing off street parking and to the rear a delightful, mature 102' garden.

Lovelace Road is very well located for access to both Dulwich Village and Herne Hill which offer a variety of shops, cafes, restaurants and popular parks. The property is also well placed for OFSTED 'outstanding' primary and secondary state schools as well the renowned independent schools including James Allen's Girls School, Alleyn's School and Dulwich College. Rail links to central London are from nearby Tulse Hill (London Bridge, Blackfriars via Thameslink), West Dulwich (London Victoria) and Herne Hill (Victoria and Blackfriars via Thameslink).

Internal viewing of this fine family home is advised.

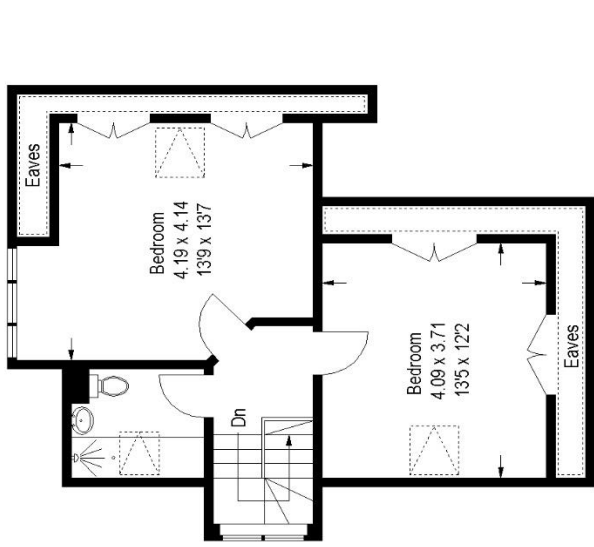
EPC: C | Council Tax Band: G



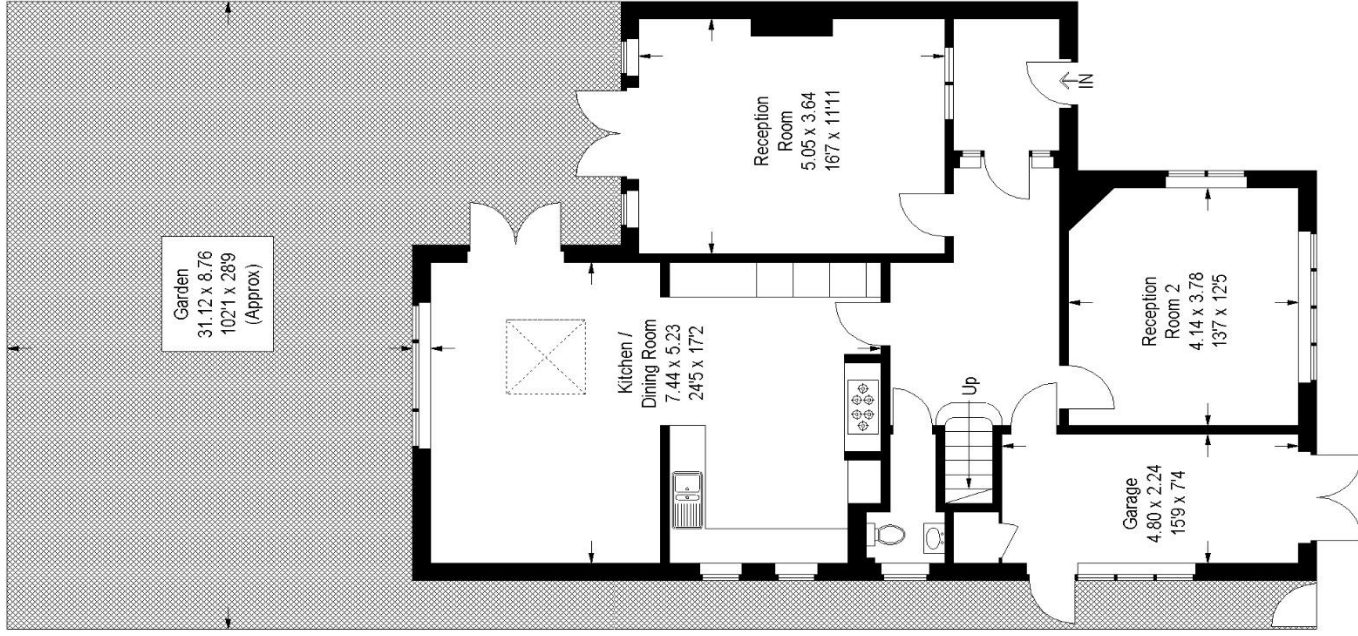
Floorplan

Lovelace Road, SE21

Approximate Gross Internal Area
 (Including Garage / Excluding Eaves)
 Ground Floor = 111.3 sq m / 1198 sq ft
 First Floor = 83.5 sq m / 899 sq ft
 Second Floor = 44.1 sq m / 475 sq ft
 Total = 238.9 sq m / 2572 sq ft

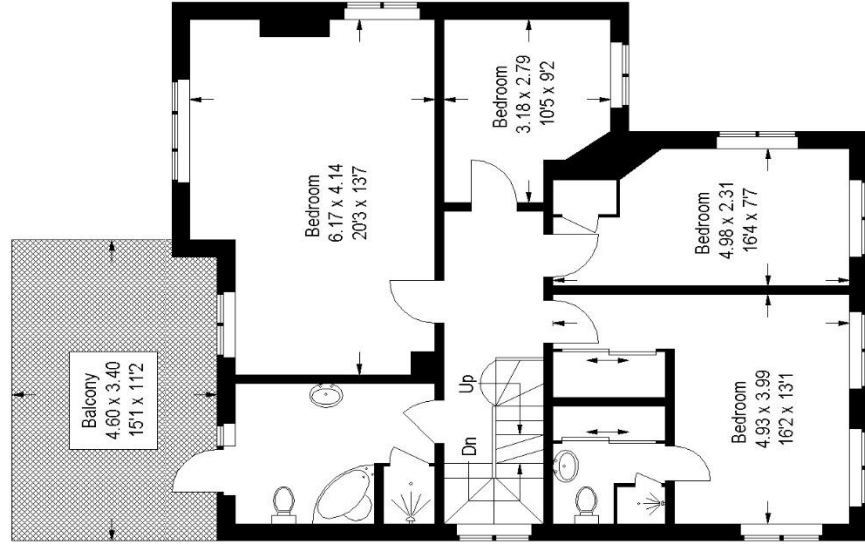


Second Floor



Ground Floor

= Reduced headroom below 1.5 m / 5'0"



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
38-54	E		
21-38	F		
1-20	G		

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