



Dovercourt Road, SE22  
£4,250PCM

020 8702 8111  
[pedderproperty.com](https://pedderproperty.com)

**pedder**



# In general

- Quiet location
- Close to excellent schools
- Close to Lordship lane and Dulwich Village
- Available Mid-August
- Period house
- Neutral decor
- Ideal for families
- Pet friendly

# In detail

An attractive four bedroom semi detached home with garden in close proximity to excellent local schools.

The property includes accommodation that is arranged over three floors and with a gross internal area of over 1,819 sq ft and offers spacious and versatile living accommodation comprising four bedrooms, utility room, front aspect reception room and an exceptional kitchen/breakfast room with French doors opening onto a delightful garden measuring 60 ft x 20 ft.

The property is well located for access to Dulwich Village with its outstanding schools, cafes, restaurants and the popular Dulwich Park and Belair Park. With plenty of highly rated schools within walking distance.

Excellent rail services into central London are from the nearby North Dulwich (London Bridge/Thameslink).

An internal viewing of this fine family house is advised.

EPC: E | Council Tax: F | Offered Unfurnished | Available Mid-August | HD: £980.76 | SD: £4,903.84

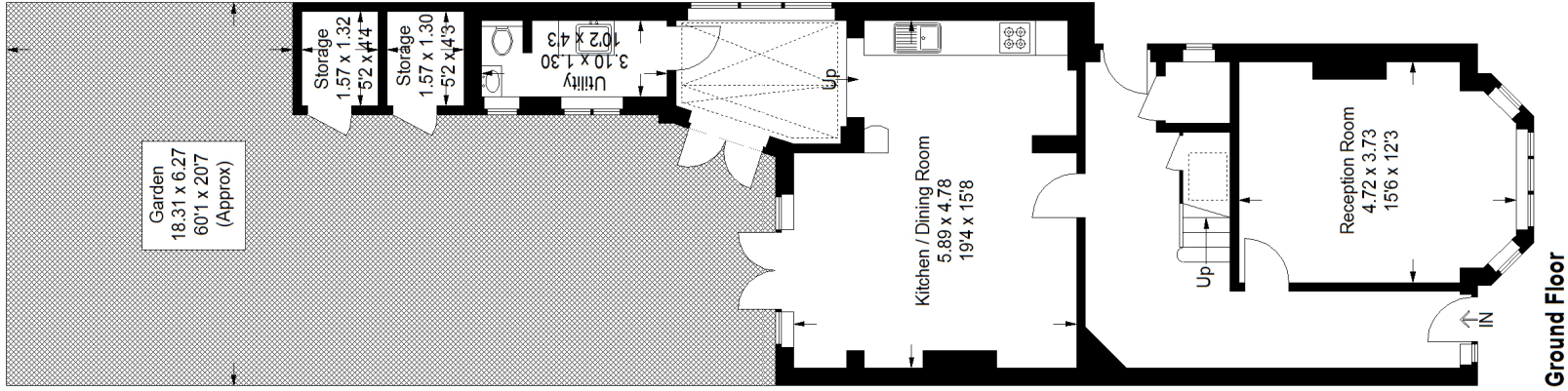


# Floorplan

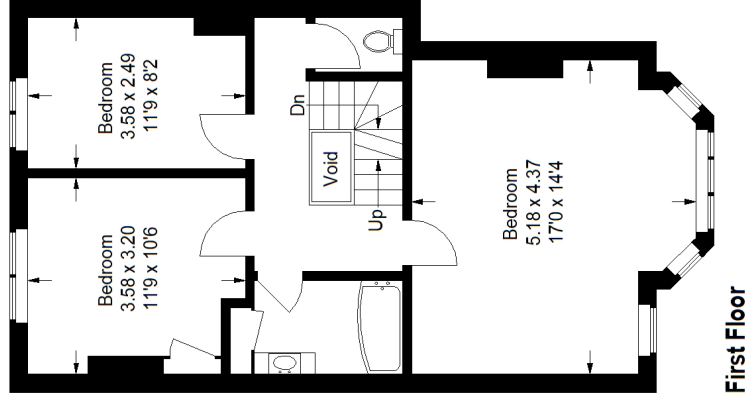


**Dovercourt Road, SE22**

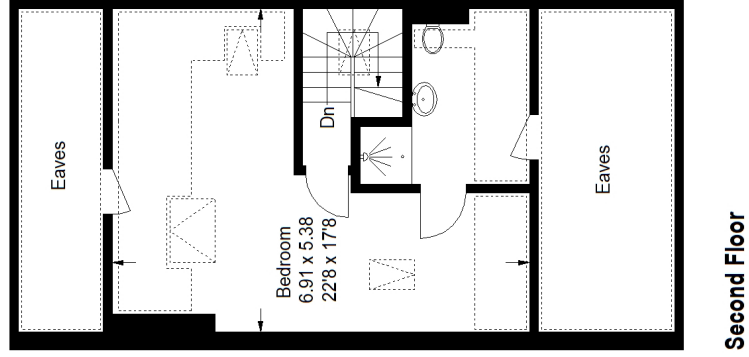
**Approximate Gross Internal Area  
(Excluding Storage & Void & Eaves)  
169.0 sq m / 1819 sq ft**



= Reduced headroom below 1.5 m / 5'0"



**First Floor**



**Second Floor**

**Ground Floor**

Copyright www.pedderproperty.com © 2024  
 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		74 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.