



Townley Road, SE22  
£5,750 pcm

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# In general

- Available Now
- Just under 2500sqft
- Close to excellent schools
- South facing garden
- Close to The Village & Lordship Lane
- Period Semi Detached
- Newly Re-decorated

# In detail

A substantial semi detached Victorian family house to let located on this popular residential road in Dulwich.

With a gross internal area of 2,474 sq ft the property offers spacious accommodation arranged over three floors comprising on the ground floor a large bright open-plan kitchen with dining area overlooking the south facing garden, through reception room, and a separate WC. On the first floor there are three bedrooms and a bathroom and the second floor has two bedrooms and a second bathroom. Externally to the front there is a lawned front garden and to the rear a south facing garden.

The property is well located for all the amenities of Dulwich Village and East Dulwich including excellent schools, Dulwich Park, numerous cafes, boutiques and restaurants. The nearest railway stations are North Dulwich (London Bridge), East Dulwich (London Bridge) and Herne Hill (London Victoria, St Pancras via Thameslink).

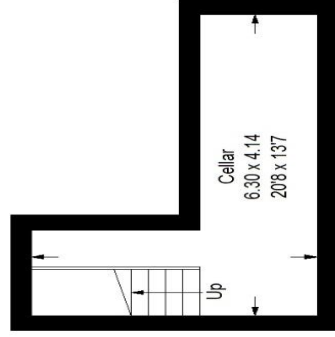
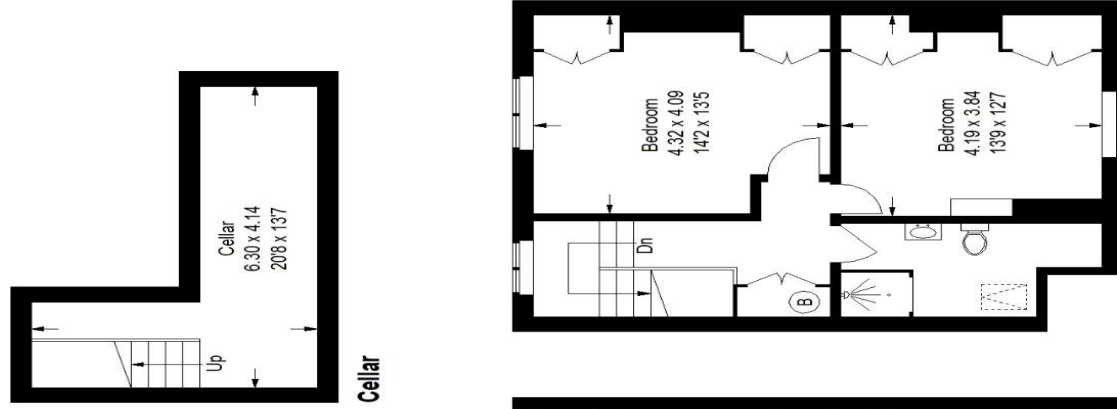
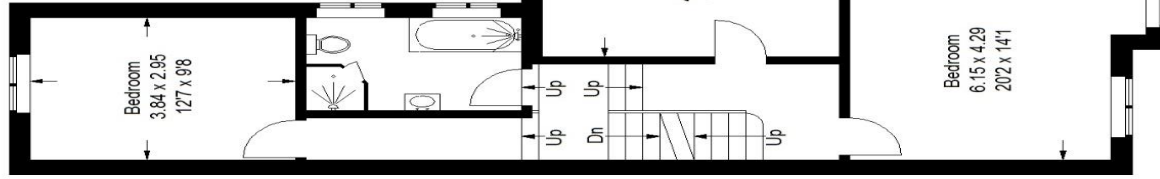
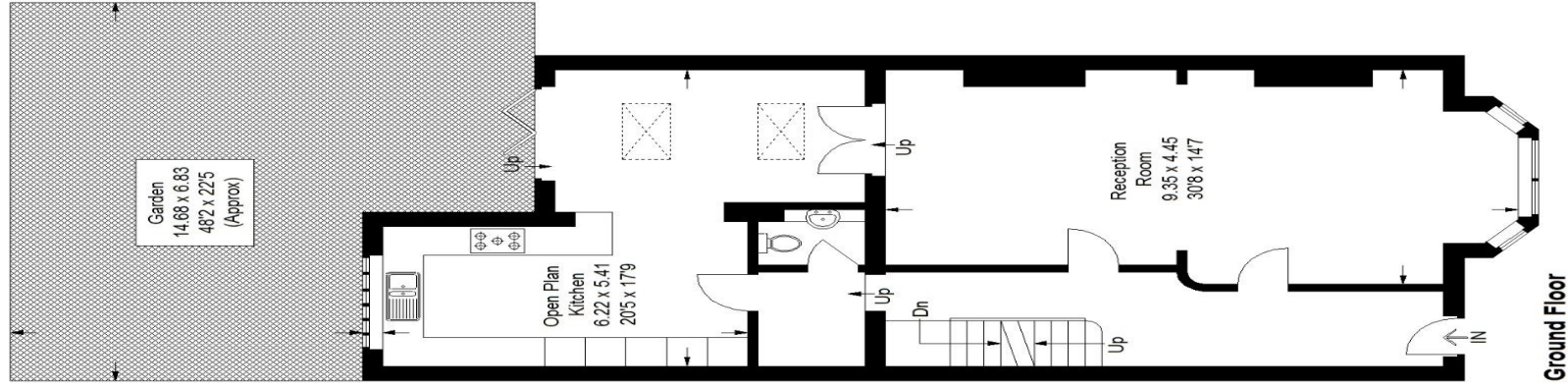
EPC: E | Council Tax Band: G | Offered unfurnished | Available now | HD: £1,326.92 | SD: £6,634.92



# Floorplan

**Townley Road, SE22**

Approximate Gross Internal Area  
229.8 sq m / 2474 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	41 E	
21-38	F		
1-20	G		

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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. (ID1114849)