



Marmora Road, SE22 0RX

£2,250,000

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We live local

In General

- Five double bedrooms
- Three bathrooms
- Four reception rooms
- Private off-street parking
- Gorgeous 67-ft garden

In Detail

Stunning, spacious and substantial five bedroom family home ideally located on this residential street between East Dulwich and Forest Hill.

Marmora Road is enviably-located for the excellent state and private schools, the gorgeous local parks and green spaces and the independent shops, bars and restaurants of Lordship Lane, North Cross Road and Forest Hill Road. There are strong transport links into The City and West End from Honor Oak Park station (0.7 miles) and Peckham Rye station (1.6 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and New Cross.

Boasting over 3,590 Sq Ft of internal space which has been lovingly extended and modernised by the current owner – the property is available from mid-September. There is a characterful 36-ft double reception on the upper ground floor that leads out onto a small roof terrace. To the lower ground floor is a 23 x 16 ft kitchen-diner that leads out onto the stunning 67-ft garden as well as a 22-ft cinema/gym room, an additional reception room and utility. On the upper floors there is the family bathroom, four comfortable double bedrooms and a sensational 20-ft bay-fronted principal bedroom with additional walk-in-wardrobe and en-suite shower room.

EPC: C | Council Band: G

EPC: | Council Tax Band: G



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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