



Archdale Road, SE22 9HJ
£1,250,000

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In General

- Four bedrooms
- Two bathrooms
- Desirable, residential street
- Excellent Schools
- Good condition throughout
- Onward chain complete

In Detail

CHAIN COMPLETE – Stunning, charming and enviably-located four-bedroom Victorian mid-terrace house in the heart of East Dulwich.

Boasting over 1,300 Sq Ft of internal space, this gorgeous family home has been lovingly extended and modernised by the current owners who are relocating nearby. There is a vibrant 18-ft kitchen-breakfast room that opens out through bi-folding doors onto the well-maintained 28-ft garden with two comfortable patio areas for hosting and entertaining. There are two separate reception rooms connected by panel doors and a feature fireplace.

Upstairs are three comfortable doubles, an additional fourth bedroom or study, the modern family bathroom and an off-suite shower room in the loft.

Archdale Road offers easy access to the independent shops, bars and restaurants of Lordship Lane and North Cross Road as well as the parks, green spaces and excellent primary and secondary schools. There are strong connections into The City and West End from East Dulwich station (0.5 miles) and Peckham Rye station (1.1 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Camberwell.

EPC: C | Council Tax Band: E

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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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