



Email: info@no-flies.co.uk

www.no-flies.co.uk

Contact us on 020 7737 8047

Archdale Road, London, SE22

£850,000

Freehold

A 3 bedroom house with huge potential in a marvellous East Dulwich location.



Local Transport:

 **East Dulwich**
Approx. 700m away
Destinations: **London Bridge.**

 **Denmark Hill**
Approx. 1 mile away
Destinations: **Victoria, Blackfriars, Kings Cross and Overground services connecting to the Jubilee Line.**

 **P13, 37, 40, 176 & 185**
Approx: 100 metres away
Destinations: **Victoria, The West End, The City and Brixton.**

Development Opportunity

Chain Free

Great Location

Scope to extend (STTP)

If you are looking for a property to develop to create a family home right in the heart of East Dulwich, this could be the house for you. This house, which is being sold chain free, is in need of complete renovation and provides scope (STPP) to extend, in the same way that each of its neighbours have, both into the side return and into the loft to create a spacious family home over three floors in a fantastic central East Dulwich location.

The house is located on Archdale Road, a pretty, quiet street right in the centre of East Dulwich moments away from North Cross Road with its range of independent shops and cafés and a weekly market on a Saturday. Archdale has a lovely community feel, with its own residents' WhatsApp group and annual street party. The majority of the houses on the street have already been extended and this property therefore provides a rare opportunity for a buyer to put their own stamp on a house in the very centre of East Dulwich.

Archdale Road runs parallel with Lordship Lane between North Cross Road and Frogley Road. So, on your doorstep, you have the pick of the many bars and restaurants on this very foodie oriented stretch of southeast London high street. You are also excellently placed to pick up fresh produce from the weekly market or from the local independent butchers, fishmongers, cheesemongers or greengrocers on Lordship Lane. The local Picturehouse cinema is also a short stroll away.



The property is within a short walk of both Goose Green and the Harris Academy state primary schools and the Charter secondary school. It is also within easy reach of James Allen's Prep school, Alleyn's School and the other independent schools for which Dulwich is renowned. So, whatever your education needs, this house fits the bill.



East Dulwich railway station (which provides direct services into London Bridge (c.13 mins)) is less than a 10 minute walk from the property and both Denmark Hill and Peckham Rye railway stations are a 15 minute walk or short bus ride away. At these stations you will find direct trains to Victoria and King's Cross stations and access to the London Overground services providing connections to the Jubilee line tube services to Canary Wharf. Frequent bus services are also available on Lordship Lane providing direct routes to destinations including Brixton, Victoria, Waterloo and The City.



You approach the property through the paved front garden and enter into the hallway, which retains some period plasterwork and original dado rail. Immediately to your left is the first of the reception rooms. This is a bright high ceilinged room with a period picture rail and a bay window looking out onto Archdale Road.



Next along the hallway is the second of the reception rooms (used, by the previous owners as a third, downstairs bedroom). This room has built-in storage to one of the chimneybreast recesses and a sash window looking out onto the side return of the property.



Continuing along the hallway, towards the rear of the property, you pass a useful understair storage cupboard on your right before stepping down into, the breakfast/dining room. This space has both a door and a bay window looking out onto the side return. At the rear of the property is the kitchen with windows and a half glazed door looking out onto the rear garden.

Returning to the hallway, you take the stairs, with open balustrade, to the first landing. Here, you enter a separate little hallway which has access to a further small room which could be used as an office, as well as the bathroom and separate WC. The space on this half landing is ripe for redevelopment and reconfiguration by any new owners.

From the first half landing you take a further flight of stairs up to the first floor proper. On this landing, you will find some built-in storage as well as access to the two upstairs bedrooms and the loft space. Immediately to your right is a double room with some built-in storage to one of the chimneybreast recesses. This room also has a period cast iron fireplace. From this bedroom a sash window looks out to the rear of the property.

At the front of the property at first floor level is the main bedroom, which spans the full width of the house and is, therefore, a very spacious double room. This room has fitted storage to both chimneybreast recesses and two casement windows looking out onto Archdale Road.

Externally, the house benefits from both a small front garden, which has a flower bed and is, otherwise, mostly paved and a rear garden with a wide side return. The rear garden, which is pretty much a blank canvas and houses a large garden shed, is generally west facing and, given that all of the surrounding houses on Archdale Road and Nutfield Street to the rear have gardens of good length, receives lots of direct afternoon sunlight.

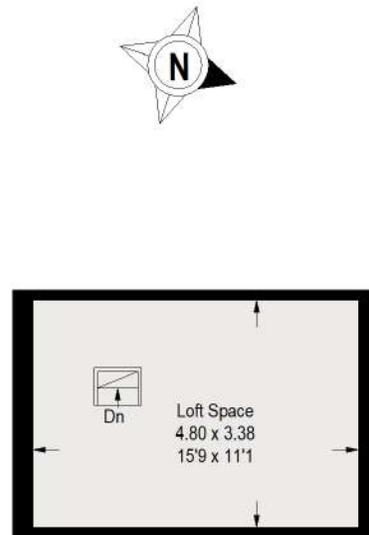
This house provides a rare development opportunity in an unrivalled central East Dulwich location and is being sold chain free. Your early viewing is recommended.

Archdale Road, SE22

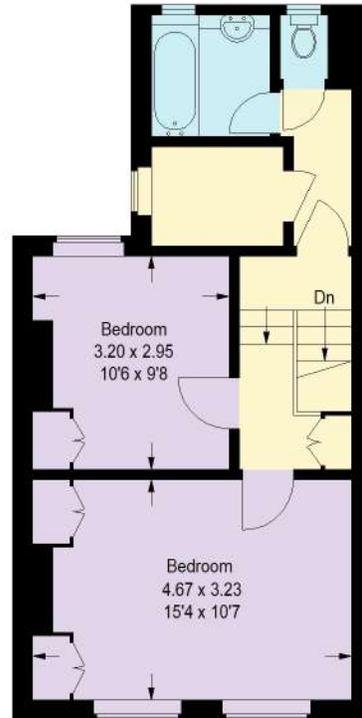
Approximate Gross Internal Area
(Excluding Outbuilding)
109.6 sq m / 1180 sq ft



Ground Floor

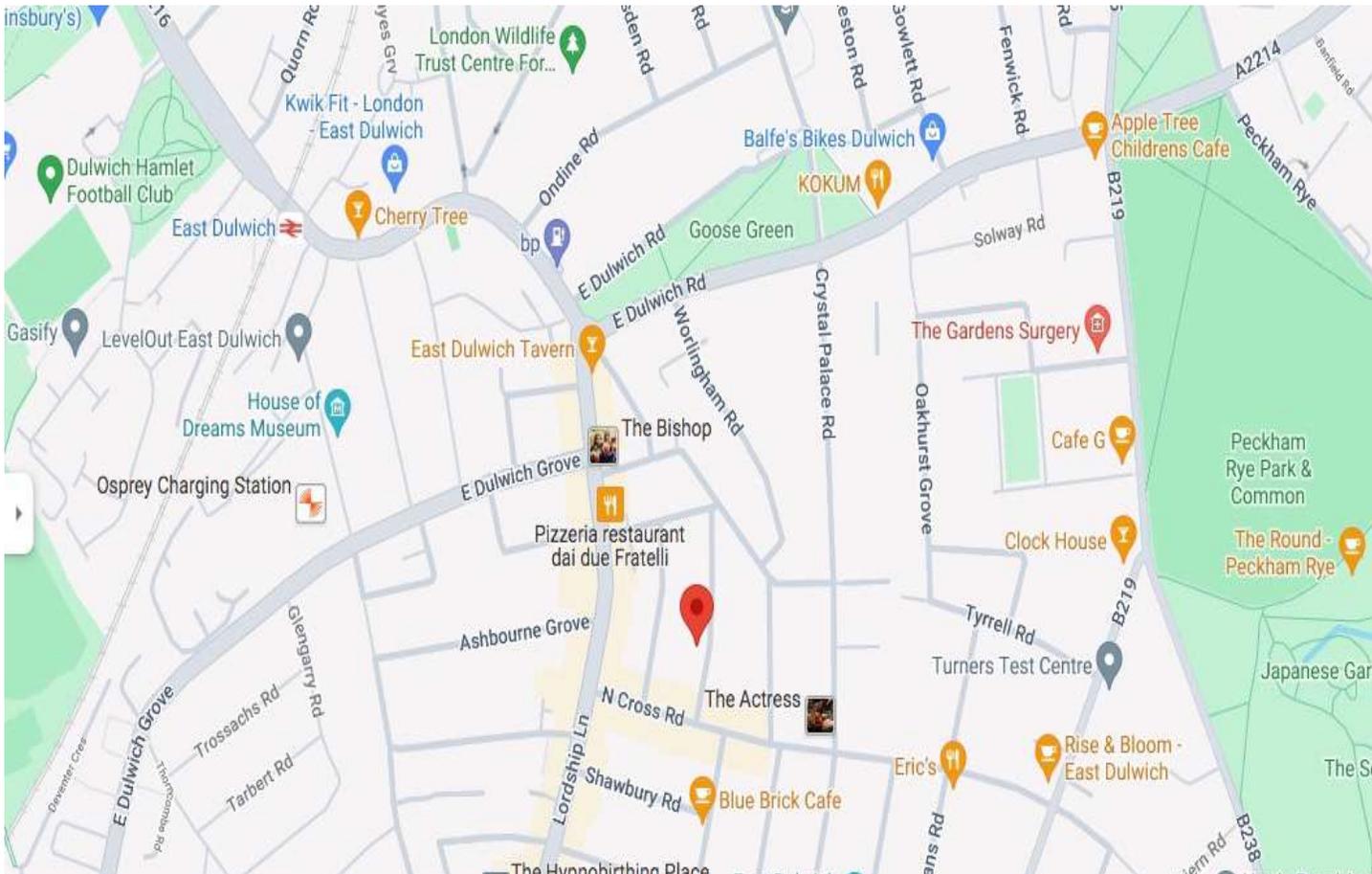


Second Floor



First Floor

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. (ID:1076557)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

To arrange a viewing of this property please call us on 020 7737 8047 or visit www.no-flies.co.uk for further details.

Viewing strictly by appointment only with No-Flies.