



EYNELLA ROAD

Dulwich, SE22



STYLISH AND MODERN EDWARDIAN FAMILY HOME

This property is located on a prime residential road in Dulwich Village with a fantastic basement and large south-facing garden.



4-5 4 4 E

Local Authority: Southwark Council and The Dulwich Estate Scheme of Management

Council Tax band: G

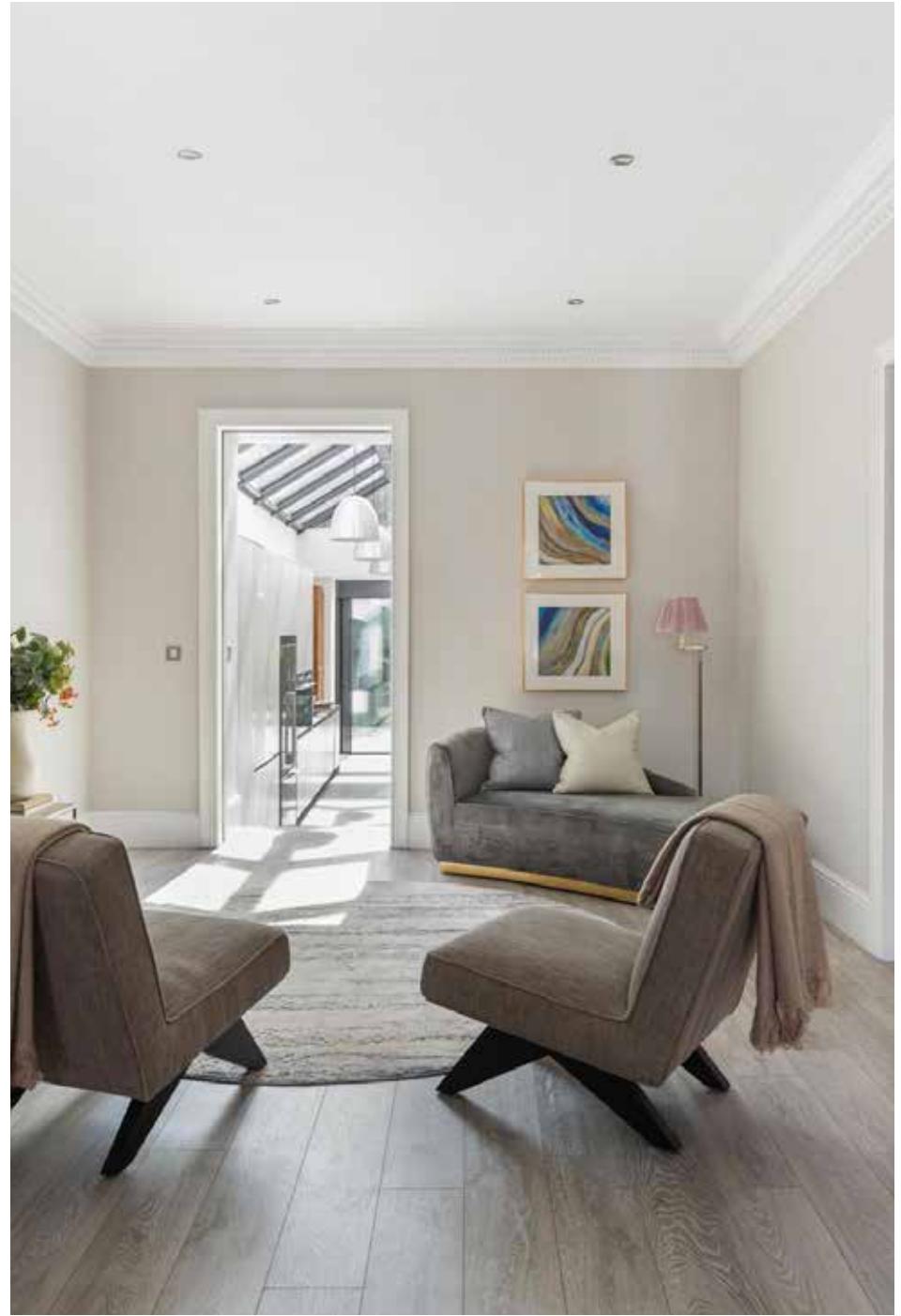
Tenure: Freehold

Guide Price: £3,500,000



HIGHLY DESIRABLE DULWICH LOCATION

The ground floor offers an impressive double reception room, perfect for family living and entertaining. From the hallway, steps lead down to the spectacular open plan kitchen entertaining area with wonderful light with sliding doors opening to the long, (c.112 ft) south-facing garden. The garden has a lovely open aspect and features a large terrace, lawn and mature planting as well as a handy garden room. A full basement, with generous ceiling height, has been excavated to create additional amenity - a bedroom and reception room that can be used separately, as a guest suite, or opened up as one. A shower room and large utility room complete the floor. The first and second floors feature four bedrooms and three well-appointed bathrooms. Of particular note is the luxurious principal suite spanning the first floor of the property with a dressing room/office, dual aspect windows and adjacent shower room. This glorious space also has the flexibility to be remodelled to create an additional bedroom.









Approximate Gross Internal Area = 325.92 sq m / 3,508 sq ft (Excluding Outbuilding)

Outbuilding = 23.98 sq m / 258 sq ft

Inclusive Total Area = 349.90 sq m / 3,766 sq ft

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. (ID767266)



We would be delighted
to tell you more.

Catherine Stage

020 3815 9410

catherine.stage@knightfrank.com

Knight Frank Dulwich

1C Calton Avenue

London, SE21 7DE

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated January 2026. Photographs and videos dated September 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.