



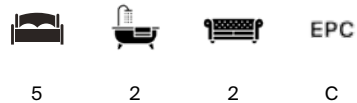
ADYS ROAD

East Dulwich, SE15



CONTEMPORARY FIVE-BEDROOM EXTENDED HOME

A beautifully extended five-bedroom mid-terrace Victorian home offering light-filled, stylish family living moments from Bellenden Village and Lordship Lane.



Local Authority: London Borough of Southwark

Council Tax band: D

Tenure: Freehold

Guide Price: £1,450,000



ADYS ROAD

Beautifully presented and thoughtfully extended, this exceptional five-bedroom Victorian mid-terrace home sits moments from the vibrant heart of Bellenden Village and the amenities of Lordship Lane. A superb blend of period character and contemporary design, the property offers generous, light-filled accommodation ideally suited to modern family living, with excellent transport links and highly regarded local schools close by.

Arranged over three well-configured floors and extending to approximately 1,788 sq ft, the home has been meticulously maintained and enhanced, with a strong emphasis on natural light, flowing space and inviting interiors. From the elegant bay window to the exposed brickwork, the original Victorian character is complemented by stylish modern finishes and thoughtful design choices throughout.







The ground floor features a wonderfully spacious double reception room, beautifully arranged with warm timber flooring, period cornicing and a large bay window that floods the room with morning light. Ideal for both entertaining and relaxed everyday living, the room offers clearly defined seating zones while maintaining an open, airy feel. To the rear, the impressive extended kitchen/breakfast room forms the true heart of the home. Striking in both scale and design, it features sleek white cabinetry, timber worksurfaces, integrated appliances and a generous central island with breakfast seating. A dramatic run of overhead skylights and full-height glazing fills the space with sunshine, creating a bright, uplifting environment from morning through to evening. Distinct dining and seating areas make this a highly versatile family space, opening directly onto the south-west facing landscaped garden. Across the first and second floors, five well-proportioned bedrooms offer superb flexibility. The first floor provides three spacious bedrooms and a beautifully appointed family bathroom featuring both a freestanding bathtub and separate shower. The top floor offers two further bedrooms, including one with bespoke storage and elevated rooftop views, together with a contemporary second bathroom. Each room is bright, stylish, comfortable and highly adaptable as bedrooms, home offices or nurseries.







THE LOCAL AREA

Ideally located for East Dulwich and Peckham Rye stations, the home offers excellent transport connections into London Bridge, Victoria, Canada Water, and across the wider London network – ideal for school commutes and working families. The area is particularly renowned for its outstanding educational provision, benefiting from some of the UK’s leading independent schools, including Alleyn’s School, James Allen’s Girls’ School (JAGS), and Dulwich College.

The property is also exceptionally well placed for several highly regarded state schools, such as East Dulwich Charter School, The Belham Primary, and the Outstanding St John’s & St Clement’s Primary School. Combined with its village-like surroundings and strong sense of community, this makes the home especially appealing for families looking to settle in one of East Dulwich’s most sought-after and family-focused neighbourhoods.





Adys Road, London, SE15

Approximate Gross Internal Area = 1788 sq ft / 166.1 sq m
 Reduced Headroom / Eaves = 312 sq ft / 29.0 sq m
 Total = 2100 sq ft / 195.1 sq m



Illustration for identification purposes only.
 measurements are approximate, not to scale. (ID1287957)

Approximate Gross Internal Area = 166.1 sq m / 1,788 sq ft (Excluding Reduced Headroom/ Eaves)
 Reduced Headroom/ Eaves = 29 sq m / 312 sq ft
 Inclusive Total Area = 195.1 sq m / 2,100 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)

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