



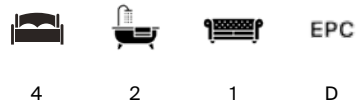
DUNSTANS GROVE

East Dulwich SE22



STUNNING, FOUR-BEDROOM FAMILY HOME

This Victorian property offers over 1600 sq ft of living space, tastefully
blending period charm with modern functionality.



Local Authority: London Borough of Southwark

Council Tax band: E

Tenure: Freehold

Guide Price: £1,180,000



SOUTH-WEST FACING GARDEN AND ROOF TERRACE

The welcoming entrance hall with intricate cornicing and high ceilings leads to a lovely front reception room boasting a large bay window and charming fireplace. To the rear is the bright, extended kitchen and entertaining space with a skylight and bifold doors leading out to the sunny, south-west facing patio garden. The ground floor also boasts a utility room and WC, as well as convenient under-stair storage. Spread across the upper floors are four well-proportioned, bright and airy bedrooms including a second floor principal suite with a stunning en-suite bathroom, eaves storage and private roof terrace. The first floor also benefits from a beautifully designed family bathroom and additional under-stair storage. Dunstans Grove is situated moments from the green, open spaces of Peckham Rye and Common. Good transport links are available, with numerous buses available to catch from along Peckham Rye as well as trains from Honor Oak Park, East Dulwich and Peckham Rye stations.









Ground Floor
764 sq ft



First Floor
524 sq ft



Second Floor
314 sq ft

Approximate Gross Internal Area = 148.89 sq m / 1,603 sq ft (Excluding Eaves Storage)
 Eaves Storage = 4.55 sq m / 49 sq ft
 Inclusive Total Area = 153.44 sq m / 1,652 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.

Jay Davis
020 3815 9410
jay.davis@knightfrank.com

Knight Frank Dulwich
1C Calton Avenue
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/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024. 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.