



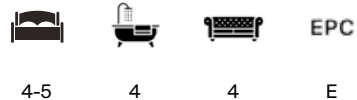
EYNELLA ROAD

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.



Local Authority: London Borough of Southwark and The Dulwich Estate Scheme of Management

Council Tax band: G

Tenure: Freehold

Guide Price: £3,250,000



## 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.





## Eynella Road, SE22

Approximate Gross Internal Area : 349.90 SQ.M / 3766 SQ.FT  
 (INCLUDING OUTBUILDINGS)  
 OUTBUILDING: 23.98 SQ.M / 258 SQ.FT  
 EXCLUSIVE TOTAL AREA 325.92 SQ.M / 3508 SQ.FT



Illustration for identification purposes only. measurements are approximate.  
 Not to scale. Floor Plan Drawn According To RICS Guidelines.

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)

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