



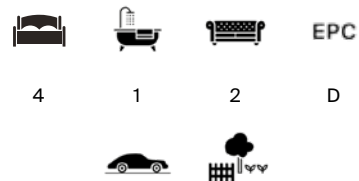
LORDSHIP LANE

East Dulwich SE22



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A substantial semi-detached period family house extending over three floors, offering well-balanced accommodation, off-street parking for two vehicles and a generous private rear garden.



Local Authority: London Borough of Southwark

Council Tax band: E

Tenure: Freehold

Guide Price: £1,200,000



ELEGANT RECEPTION ROOMS & PERIOD CHARACTER

The property retains a wealth of attractive period features, including high ceilings, stained-glass detailing, bay windows, fireplaces and original floorboards, whilst providing excellent family living space throughout. The ground floor is arranged around a spacious double reception room, with the front reception enjoying a large bay window, feature fireplace and excellent natural light. To the rear, the second reception room offers an ideal dining and family space with views and access to the garden. A separate kitchen provides further access to the outside and presents an opportunity for future enlargement or reconfiguration, subject to the usual consents.



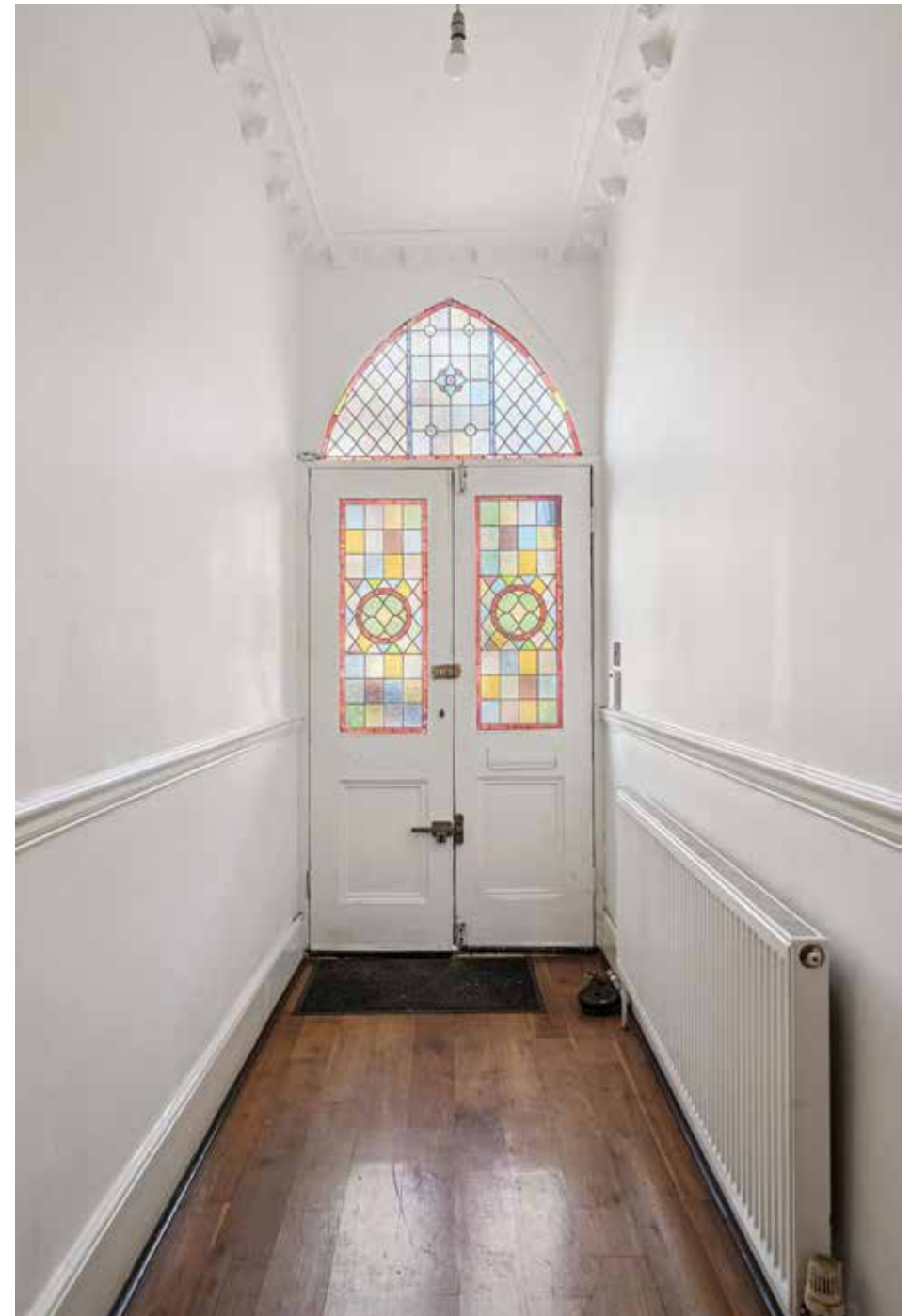


PRIVATE GARDEN, PARKING & FLEXIBLE FAMILY SPACE

The upper floors provide generous bedroom accommodation, including an impressive principal bedroom spanning the front of the house, benefitting from large windows and attractive stained-glass features. Further spacious bedrooms are arranged across the first and second floors, complemented by a well-appointed family bathroom with a freestanding bath and separate walk-in shower.

A particular highlight is the expansive rear garden, providing a wonderful outdoor space for families and entertaining alike. Predominantly laid to lawn, the garden enjoys a mature and leafy backdrop, creating a private and peaceful setting. To the front, the property benefits from valuable off-street parking for two cars.

Offering an appealing combination of period charm, generous proportions and scope for further enhancement, this is an excellent family home situated within a sought-after residential setting.







THE LOCAL AREA

Lordship Lane is widely regarded as the heart of East Dulwich, offering an exceptional selection of independent boutiques, cafés, restaurants and everyday amenities. The area enjoys a vibrant village atmosphere while remaining exceptionally well connected to central London.

There are numerous green open spaces nearby, including Peckham Rye Park and Common and Dulwich Park, providing excellent recreational facilities. The area is also renowned for its excellent choice of both state and independent schools.

Transport links are convenient, with East Dulwich Station and Peckham Rye Station providing regular services to London Bridge, Victoria, Blackfriars, City Thameslink and Canada Water, offering straightforward access to the City, West End and Canary Wharf.



Please note: we have been made aware of potential subsidence relating to this property. Potential buyers should ensure they discuss with their professional advisors.





Approximate Gross Internal Area = 165.9 sq m/ 1,786 sq ft (Excluding Reduced Headroom)
 Reduced Headroom = 4.2 sq m/ 45 sq ft | Cellar = 7.4 sq m/ 80 sq ft
 Inclusive Total Area = 177.5 sq m/ 1,911 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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