



Ulverscroft Road, SE22  
£1,400,000

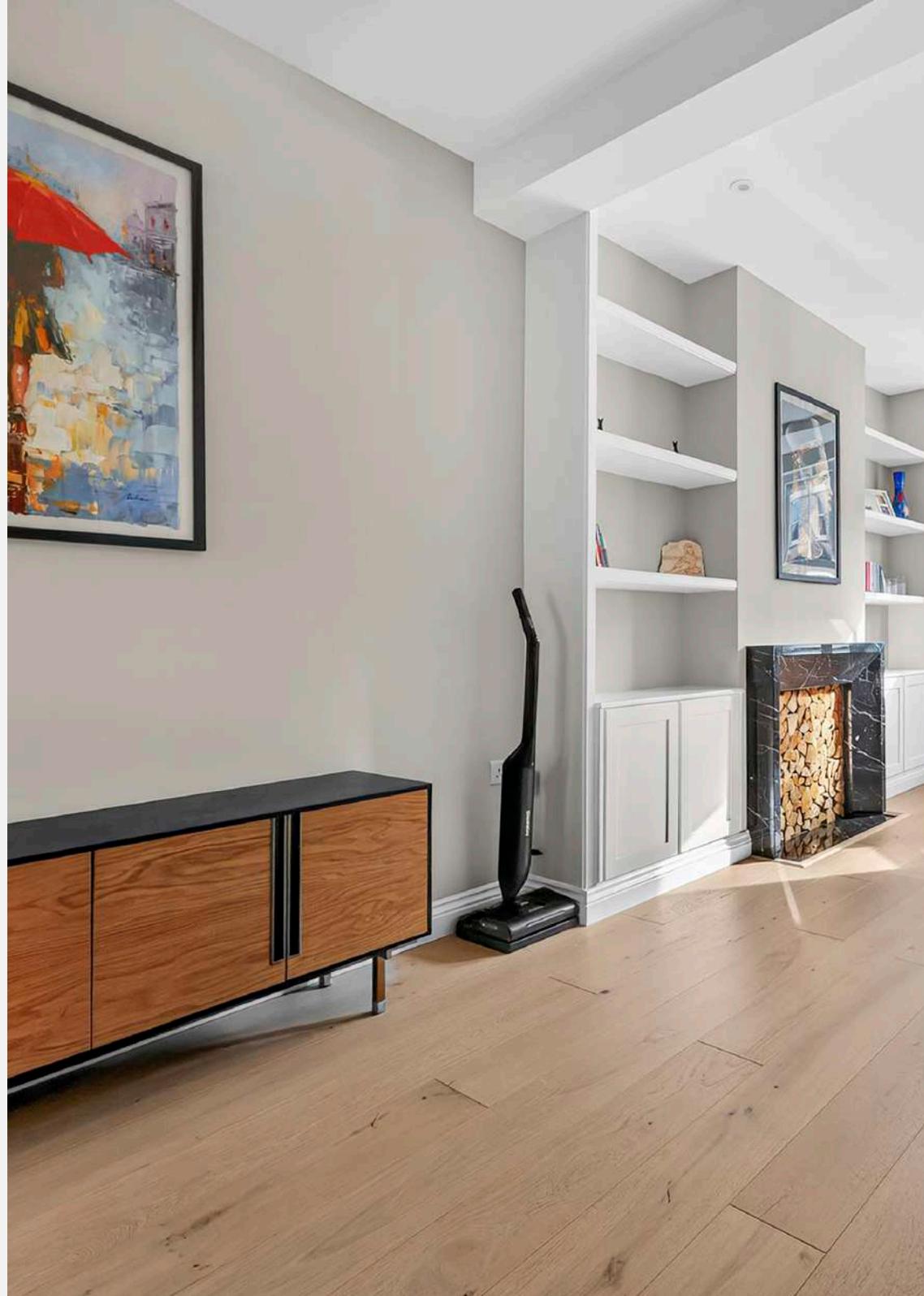


## Victorian home with an EPC Rating of B...

Following an extensive back-to-brick renovation after countless years of being tenanted, this four-bedroom East Dulwich house has been incredibly redesigned to provide a contemporary living experience in the heart of SE22.

Behind the gorgeous period façade, you'll find an unusually wide hallway for a Victorian terrace home as the current owner removed the pre-existing wall and moved it 6 inches to the right to allow for a more spacious entryway. Walking into the kitchen/ living space you're immediately presented with an incredible exposed-brick wall comprised of original London Stock Bricks, making a feature out of its period heritage. Hosting comes naturally here – open the bifolds to allow for a seamless transition into the suntrap garden for indoor/outdoor entertaining or you can utilise the double reception room with marble fireplaces for a more intimate experience.

Heading upstairs you've got three bedrooms all with newly laid & fitted carpets and a 3-piece family bathroom with underfloor heating. Moving up to the top floor you have the master suite with access to an abundance of storage in the eaves, a large ensuite shower room (underfloor heating once more) and walk-in wardrobe.



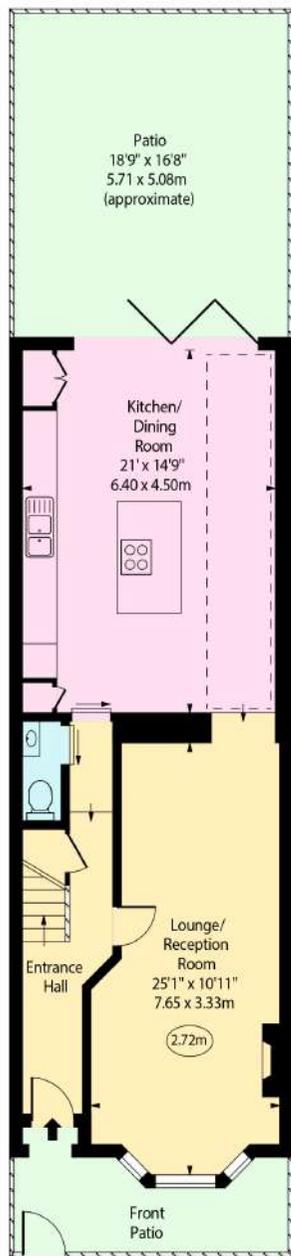




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East Dulwich, SE22



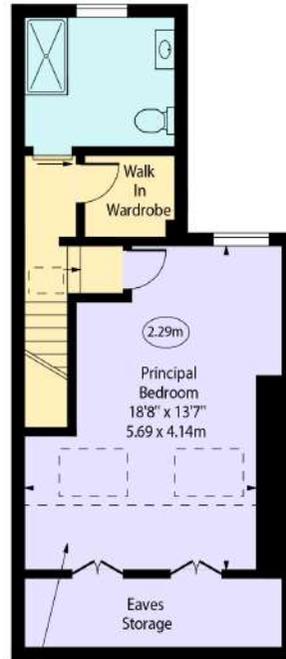
○ - Ceiling Height



Ground Floor



First Floor



Second Floor

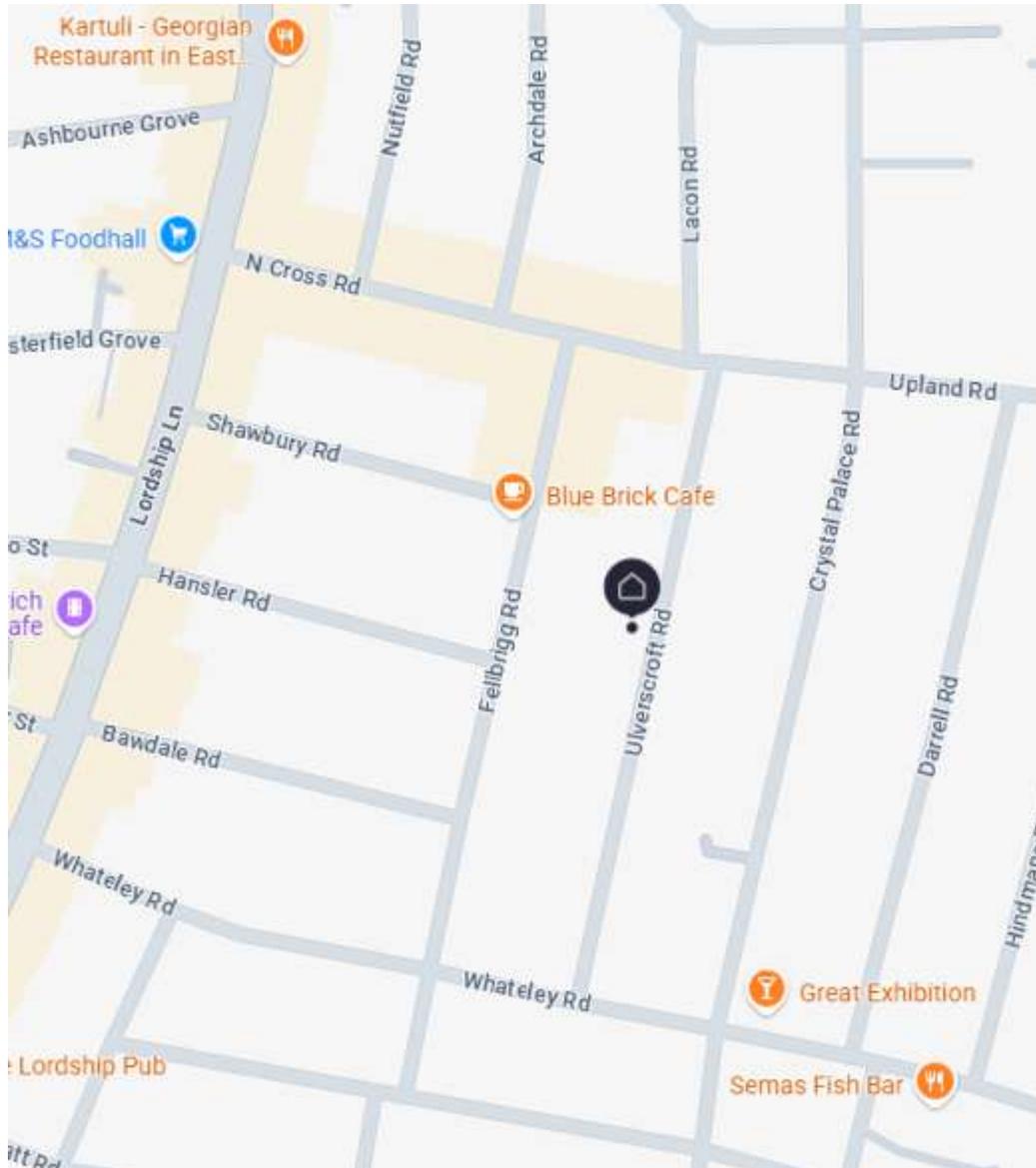
Approx Gross Internal Area 1572 Sq Ft - 146.04 Sq M

Approx. Floor Area Including Restricted Heights 1690 Sq Ft - 157.00 Sq M  
(Including Eaves Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
Measured according to the RICS  
For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 028670K

## Property Details

- Victorian mid-terrace
- Open-plan kitchen, dining and reception room
- Double reception room
- Principal bedroom suite with walk-in wardrobe & ensuite
- One family bathroom & one downstairs w/c
- Three further bedrooms
- Back-to-brick renovation
- New roof
- Double-glazed sash windows
- Solar Panels
- Air Source Heat Pump
- Approx. 1,690 sqft / 157 sqm
- EPC Rating: B
- Tenure: Freehold
- Council Tax Band: D
- London Borough of Southwark



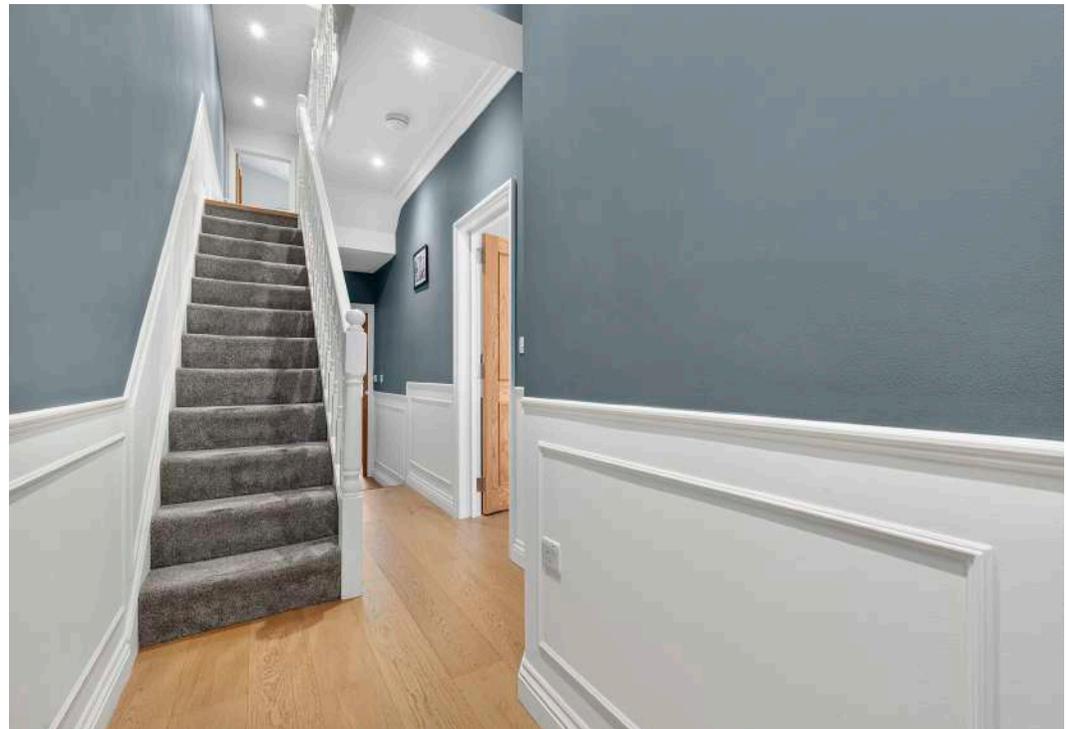
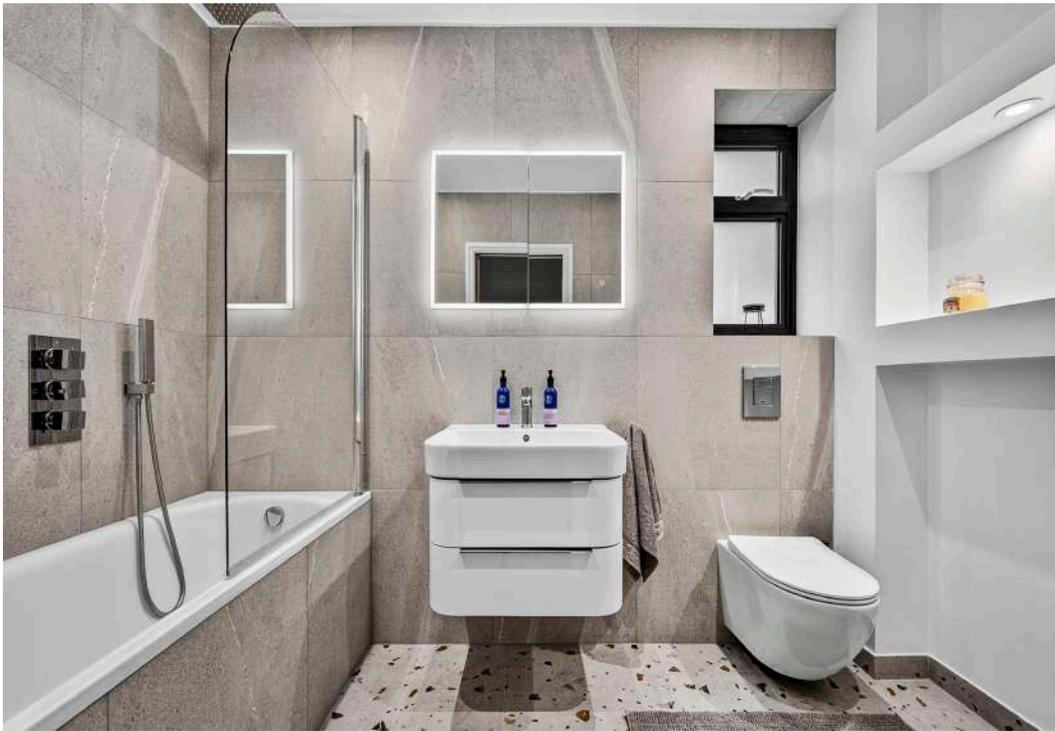
## Location

Ulverscroft Road is centrally located in East Dulwich just off Lordship Lane which is renowned for its plethora of independent boutiques & cafes, coveted restaurants and the North Cross Market every Saturday – showcasing SE22's commitment to the local community.

Natural tranquillity comes in the form of Dulwich Park through which you'll reach the quiet elegance of Dulwich Village, replete with even more independent delis, cafes and truly stunning period architecture.

Dine at Rocca or Olivelli's if you're in the mood for some authentic Italian food or perhaps Chilli & Garlic if you're after a quick Mediterranean snack just before heading to the Dulwich Picture Gallery to admire works from Canaletto, Rembrandt & many more.

East Dulwich Station – c. 10-minute walk (Southern)



# Thinking of Moving?

Let's talk.

James Neicho

Founder & Managing Director

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Fixtures and fittings: The Seller's Solicitors will provide a list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or available by separate negotiation)

Important Notices: 1. Particulars: These particulars are believed to be correct but their accuracy is not guaranteed, and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Our floorplans are prepared according to the RICS Code of Measuring Practice by our floorplan provider and are for representation purposes only. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchasers.

2. Information Provided: Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. You should not rely on statements by Vicis Nova Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Vicis Nova Ltd 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 the agents, seller(s) or lessor(s).

3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct

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