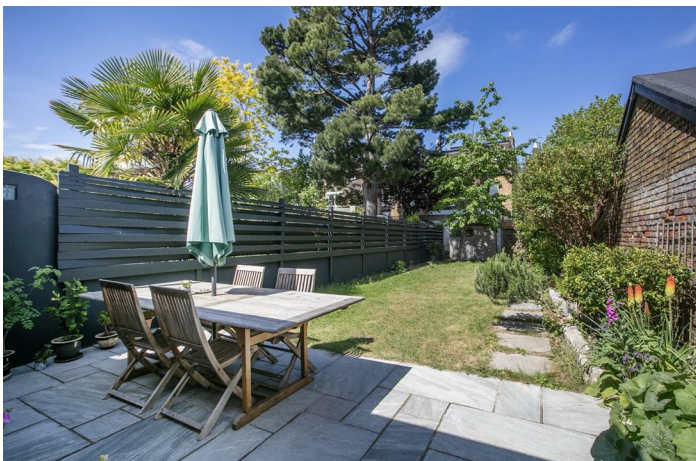


DUNSTANS ROAD, EAST DULWICH, SE22  
FREEHOLD  
OFFERS IN EXCESS OF £950,000



## SPEC

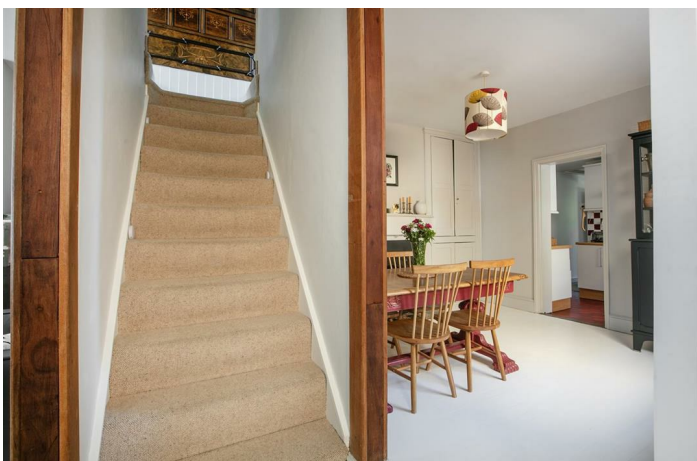
Bedrooms : 3  
Receptions : 2  
Bathrooms : 1

## FEATURES

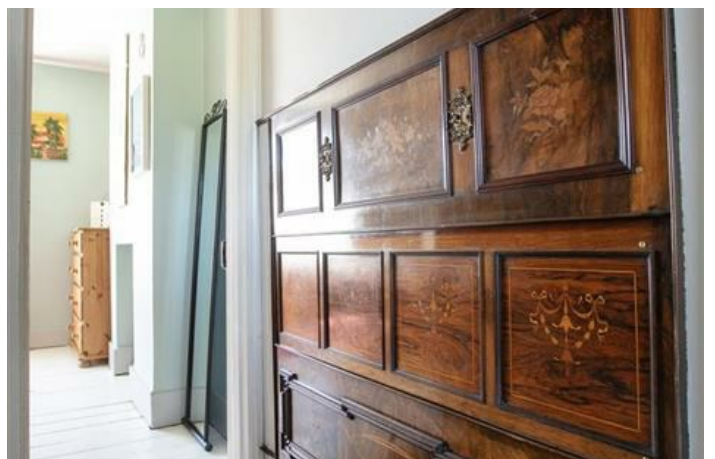
70ft Rear Garden  
Beautiful Farrow and Ball Styling  
Original Features  
Off Street Parking  
Freehold



DUNSTANS ROAD SE22  
FREEHOLD



DUNSTANS ROAD SE22  
FREEHOLD



DUNSTANS ROAD SE22  
FREEHOLD



DUNSTANS ROAD SE22  
FREEHOLD



Quaint and Spacious Three Bedroom Period Home With 70ft Rear Garden and OSP.

Boasting a sympathetic and tasteful period interior, this wonderful three bedroom Victorian home offers an idyllic living environment. The decor is perfectly in tune with the building's heritage with abundant Farrow and Ball wall tones, original features including ornate feature fireplaces and tiling. The accommodation comprises reception, dining room, kitchen, three lovely bedrooms and a family bathroom. A sunny 70ft rear garden supplies abundant mature flora and space to spread your wings wide. An off-street parking space further entices. The location benefits from both the bustle of 21st century Peckham and the peace of a popular, mature, tree-lined Victorian Street. From here you can stroll to a seemingly endless list of social attractions. Peckham and East Dulwich are jam packed with bars, boutiques, restaurants and night life. Peckham Rye Park is but two minutes on foot and you're within a 10 minute ramble of Peckham Rye Station for swift services to London Bridge, Blackfriars, Elephant & Castle, Clapham and Canada Water for the Jubilee Line. East Dulwich Station is around 12 minute walk for further services.

The exterior is handsome and politely encourages off the street through a well maintained front garden with mature shrubs and space for the SUV. A neat side porch entrance opens to some gorgeous decorative floor tiles. To the left is a wonderful, bright reception with wide front aspect bay window, Cornforth White walls and an elegant period fireplace with decorative mantel tiling and more pretty tiling on the hearth. The dining room is accessed from two separate points and boasts another fab feature fireplace with tiled hearth and side aspect. The kitchen adjoins to the rear with rich red hexagonal floor tiles and white cabinets. Appliances include a four ring gas hob and oven and garden access is offered from here. Outside you find 70ft of westerly light and some wonderful mature plants including Devil's Poker, Foxgloves, Hollyhocks, Roses and a mature olive tree.

Back inside, beyond the kitchen you meet a huge family bathroom with as-new white suite, side aspect frosted casement window, recessed storage and Farrow and Ball's 'Denime' on the walls. The first of your bedrooms completes the ground floor with a beautifully view down the garden, original Parquet flooring and wooden ceiling beams. Heading upward from the main entrance you find a carpeted staircase leading to an upper landing with wooden panneling and wonderful period cladding. An equally charming double bedroom sits on either side. The front-facing room to the left has white painted floorboards, recessed storage and 'Theresa's Green' on the walls. The rear facing room has much the same list of attractions and 'Oval Room Blue' walls.

The area is simply awash with social endeavours. The much loved East Dulwich Tavern offers friendly beers and summer fun. The Palmerston and Franklins are great for some classy nosh and Franco Manca does the best pizza in town. William Rose butcher is widely loved and we often visit the Moxon's fish mongers. A great selection of curry houses and some fab little cafes to meet your mates. Even closer is the much-loved Herne Tavern! There's an M&S both near East Dulwich station and on Lordship Lane and the East Dulwich Picture House is a fine spot for some flicks. Services from East Dulwich Station will whisk you to Crystal Palace, Beckenham, Peckham and London Bridge. Peckham supplies a flood more social attractions and culinary delights. We love Ganapati and the Begging Bowl in wonderful Bellenden Village. Goose Green is a stone's throw for some outside R&R and you have the very lovely Peckham Rye and Park literally seconds away.

Tenure: Freehold

Council Tax Band: D

DUNSTANS ROAD SE22  
FREEHOLD



**FIRST FLOOR**

Approximate Internal Area :-  
29.17 sq m / 314 sq ft


**GROUND FLOOR**


Approximate Internal Area :-  
57.04 sq m / 614 sq ft

**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 86.21sq m / 928 sq ft  
Measurements for guidance only / not to scale

DUNSTANS ROAD SE22  
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

