

**HARVEY &
WHEELER**
ESTABLISHED 1855

5 RODWELL ROAD
EAST DULWICH SE22 9LF



This attractive double fronted Victorian house presented in good decorative order is situated in the heart of East Dulwich, moments from the vibrant amenities of Lordship Lane and within easy reach of highly regarded local schools, including Heber Primary, Harris Academy East Dulwich, and Goodrich Primary.

The property offers approximately 1,745 sq ft (162.11 sq m) of internal accommodation, excluding the eaves storage and summer house, or 1,918 sq ft (178.18 sq m) including these areas. With exceptionally generous and well-balanced living space, the home is ideally suited to modern family life and entertaining.

The ground floor comprises a bright and elegant double reception room to the front, featuring a bay window and fireplace. This flows seamlessly through to a spacious open plan living and dining area with bi-fold doors opening onto the south facing garden. The kitchen is filled with natural light from overhead skylights. There is also a utility/laundry room with WC, an additional reception room to the front, and a useful entrance hall with large built-in storage for coats and shoes.

The first floor provides three double bedrooms and a spacious family bathroom with both a bath and walk-in shower. The second floor is arranged as a superb principal bedroom suite with an en suite shower room, dressing room, and useful eaves storage.

The property is ideally positioned within walking distance of Lordship Lane's excellent selection of restaurants, cafés and independent shops, as well as superb bus connections. Nearby green open spaces include Dulwich Park, Peckham Rye Park, and Dawson's Hill. Both East Dulwich and North Dulwich stations offer regular services to London Bridge, with additional Overground connections available via Peckham Rye station.

A truly exceptional home combining period character, contemporary design and an outstanding East Dulwich location. Early viewing is highly recommended. Freehold. EPC Rating D. Council Tax Band D.

ACCOMMODATION

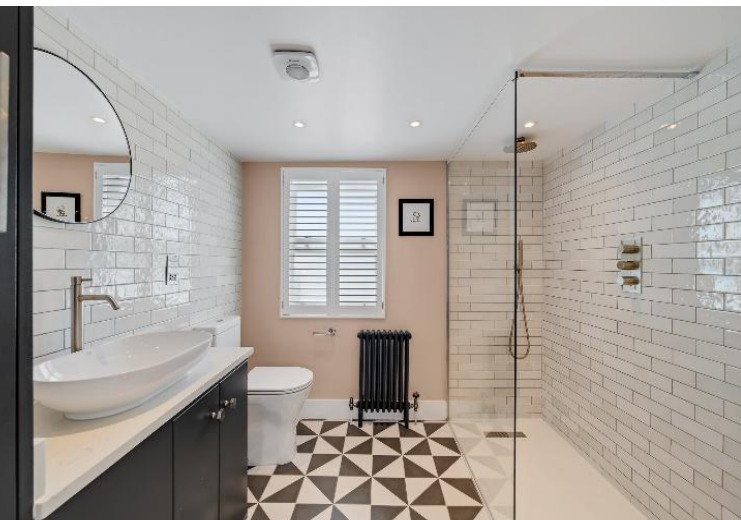
4 Double bedrooms	Kitchen open to dining room
2 Bathrooms (1 en suite)	Utility/ laundry room with WC
En suite dressing room	South facing rear garden
Elegant double reception room	Summer house
Additional reception room	Front garden with secure bike store

£1,675,000











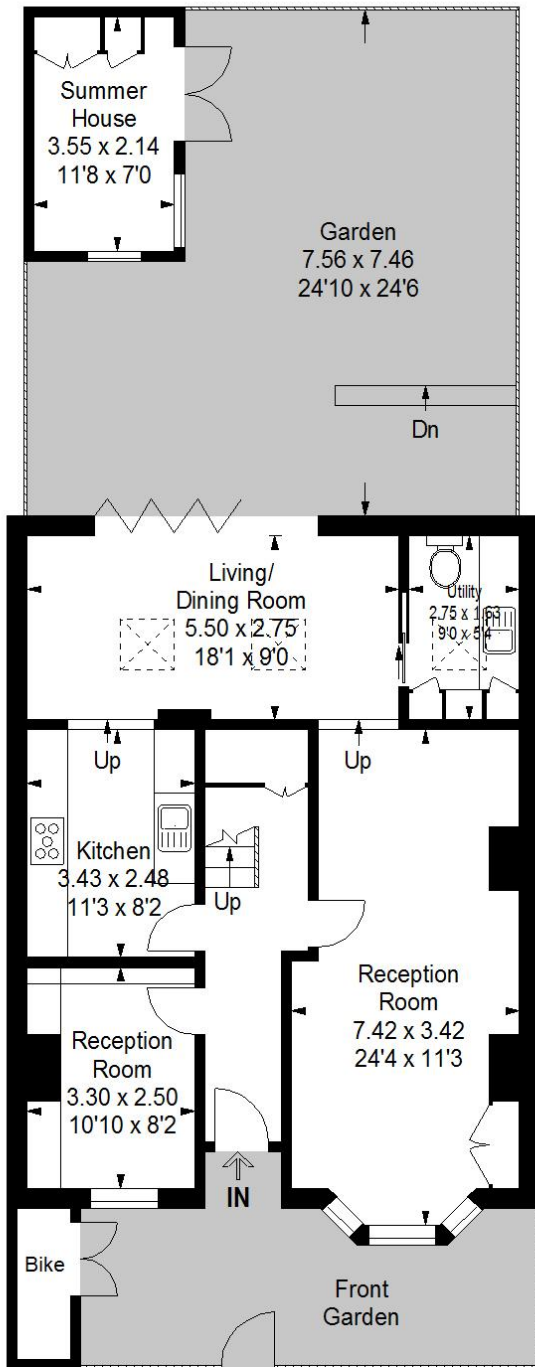
Rodwell Road, SE22

Approximate Gross Internal Area = 162.11 Sq m / 1745 Sq ft
(Excluding Eaves And Summer House)

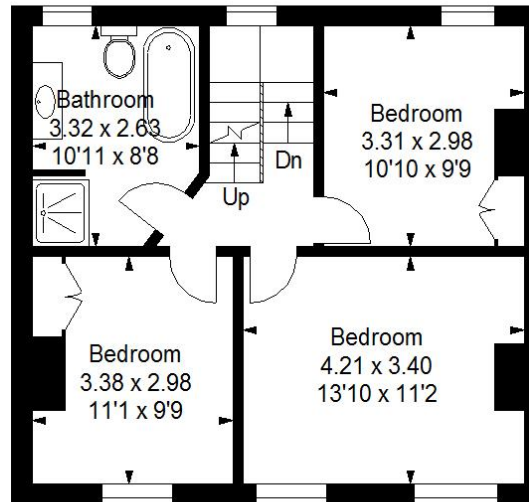
Total Area = 178.18 Sq m / 1918 Sq ft

 = Reduced headroom below 1.5m / 5'0"

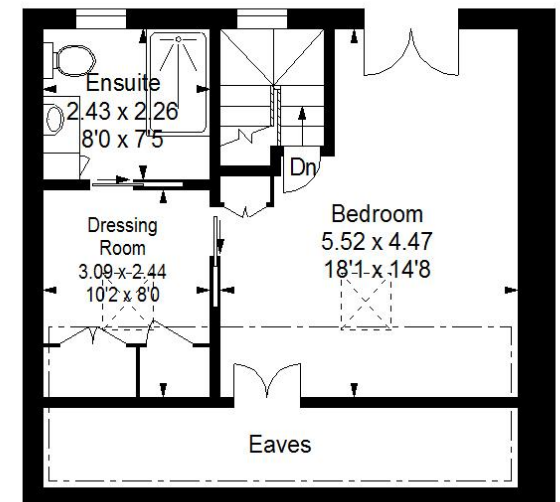
 = Sky Light



Ground Floor



First Floor



Second Floor

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.

Viewing is recommended, but strictly by appointment with Sole Agents

harveywheeler.com

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.

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