Beauval Road, SE22 | £1,750,000

02087028111

dulwichvillage@pedderproperty.com

pedder
We live local

In General

- Attractive period property
- Desirable location
- Mature garden
- Five double bedrooms
- Large open plan kitchen/diner
- Family orientated location
- Close to excellent schools

In Detail

A very attractive Victorian family house for sale located on this highly sought after residential road in close proximity to both Dulwich Village and East Dulwich.

The property has been extended, upgraded and modernised to an extremely high standard creating a beautifully presented family home. The accommodation is arranged over three floors and comprises on the ground floor a large double reception room, open-plan to the dining area.

On the first floor there are three good size double bedrooms and a family bathroom. The second floor is currently configured to comprise another family bathroom and two double bedrooms.

Dulwich Village is easily accessible with numerous boutiques, cafes and restaurants. The popular Dulwich Park, Belair Park and Dulwich Picture Gallery are close by. The property is also well placed for primary and secondary state schools as well as the renowned independent schools including James Allens Girls School, Alleyns School and Dulwich College.

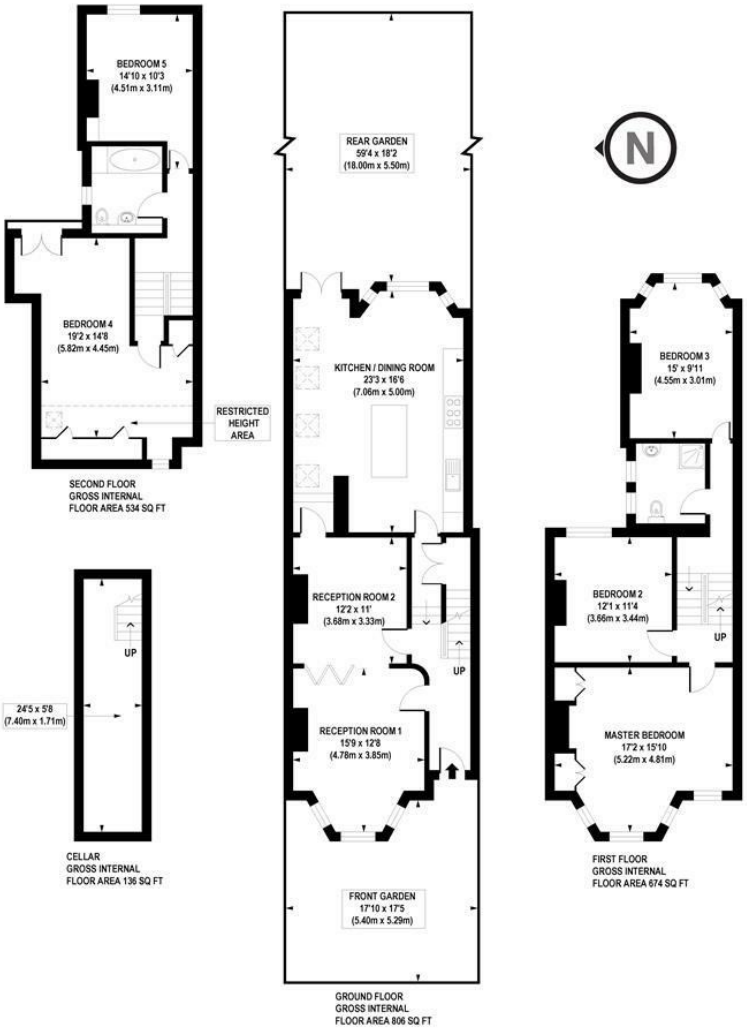
Nearby Lordship Lane offers a wide variety of shopping and leisure facilities. Rail links to central London are from East Dulwich (London Bridge), North Dulwich (London Bridge) and Herne Hill (London Victoria and the Thameslink line to London Blackfriars and St Pancras).

An internal viewing of this stunning family house is advised.

EPC: D | Council Tax Band: F

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK
arla propertymark PROTECTED
naea propertymark PROTECTED
TDS Tenancy Deposit Scheme Insured Custodial PROTECTED
CANCER RESEARCH UK
CYBER ESSENTIALS

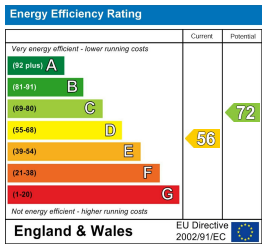
Floorplan



APPROX. GROSS INTERNAL FLOOR AREA 2080 sq. ft / 193.24 sq. m (Excluding Restricted Height Area)
APPROX. GROSS INTERNAL FLOOR AREA 2150 sq. ft / 199.83 sq. m (Including Restricted Height Area)

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CP CREATIVE PROPERTY MARKETING



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.