



20 Ashbourne Grove
East Dulwich | London | SE22 8RL





STEP INSIDE

A Handsome Semi-Detached Victorian Home in East Dulwich, in walking distance to Lordship Lane and East Dulwich Station.

Set on one of East Dulwich's most desirable residential roads, this handsome semi-detached Victorian family home has been thoughtfully extended to provide generous accommodation arranged over three floors. Combining period character with beautifully considered modern living, the property benefits from two reception rooms, a superb extended kitchen and dining room, private garden, detached outbuilding and off-street parking.

The ground floor offers two elegant reception rooms to the front, retaining original Victorian character with high ceilings, fireplaces and a handsome bay window. To the rear is the impressive extended kitchen and dining room, which forms the heart of the home. Filled with natural light from multiple skylights, the room features bespoke cabinetry, a generous central island and ample space for dining and entertaining, with doors opening directly onto the garden.

The first floor provides three well-proportioned bedrooms and a stylish family bathroom, offering excellent flexibility for family living, guests or home working. The entire top floor is dedicated to a generous principal bedroom suite, complete with en-suite facilities and excellent eaves storage, providing a peaceful and private retreat.







STEP OUTSIDE

The private rear garden is well established and offers space for outdoor dining and entertaining, with a detached outbuilding providing useful additional space, ideal as a home office or studio. Off-street parking to the front is an increasingly valuable feature in this sought-after location.

Ashbourne Grove is ideally positioned for the independent shops, cafés, restaurants and bars of Lordship Lane, with Peckham Rye and Dulwich Park also close by. East Dulwich station is within easy reach, offering regular services to London Bridge, whilst North Dulwich and Peckham Rye stations provide further National Rail and Overground connections. Excellent local bus routes provide additional access across South East London.

A beautifully balanced Victorian home offering excellent family accommodation, a superb entertaining space and an enviable East Dulwich location.

- Handsome semi-detached Victorian home
- Four bedrooms arranged over three floors
- Two elegant reception rooms
- Extended kitchen and dining room
- Principal bedroom with en-suite
- 51' rear garden
- Detached garden outbuilding
- Off-street parking
- Sought-after East Dulwich location





Total: 1878 sq. ft., 174.6 m²

1st Floor: 550 sq. ft., 51 SQ. M, 2nd Floor: 455 sq. ft., 42.3 SQ. M, 3rd Floor: 259 sq. ft., 24 m²
Excluded Areas: Fireplace: 5 sq. ft., 0 m², Low Ceiling: 28 sq. ft., 2 m², Walls: 101 sq. ft., 10 m²

Disclaimer: Measurements Deemed Highly Reliable But Not Guaranteed

Fine & Country South East London
47b Great Guildford Street, London Bridge, London, SE1 0ES
+44 20 7635 2063 | southeastlondon@fineandcountry.com

