



BARRY ROAD

East Dulwich SE22



BARRY ROAD SE22

An elegant five-bedroom Victorian family home, comprehensively refurbished and extended to provide approximately 2,371 sq ft of beautifully appointed accommodation across four floors.



5



4



2



EPC

C

Local Authority: London Borough of Southwark

Council Tax band: F

Tenure: Freehold

Guide Price: £2,100,000



ARCHITECT-LED DESIGN, EXPERTLY DELIVERED

Thoughtfully conceived by the architect and professionally supervised throughout construction, this semi-detached property has been finished to an exceptional standard with a clear emphasis on quality, craftsmanship and attention to detail.









GRAND ENTERTAINING SPACE WITH PERIOD CHARM

The house retains its attractive period character while offering contemporary family living. The raised ground floor is centred around a magnificent double reception room, featuring impressive ceiling heights, a restored fireplace, engineered oak flooring and a striking bay window that fills the space with natural light.







BEAUTIFULLY APPOINTED INTERIORS

The bedroom accommodation is arranged across the upper floors and served by a collection of beautifully appointed bath and shower rooms, including a luxurious principal bathroom with freestanding bath and walk-in shower.

The renovation includes new double-glazed timber sash windows, aluminium patio doors and glazing, a complete renewal of all electrical, gas and plumbing services, underfloor heating throughout the lower ground floor, engineered oak flooring with solid oak stair nosing, and the complete reconstruction of the rear flat roof to current building standards.

Externally, the property benefits from a new side entrance providing direct street access to the kitchen, together with contemporary porcelain paving, a sandstone entrance stair and a substantial rear garden, creating an excellent setting for both entertaining and family life.





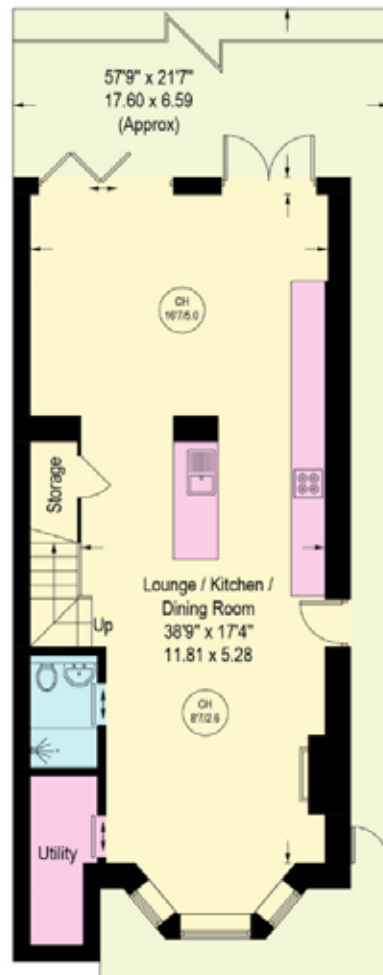


THE LOCAL AREA

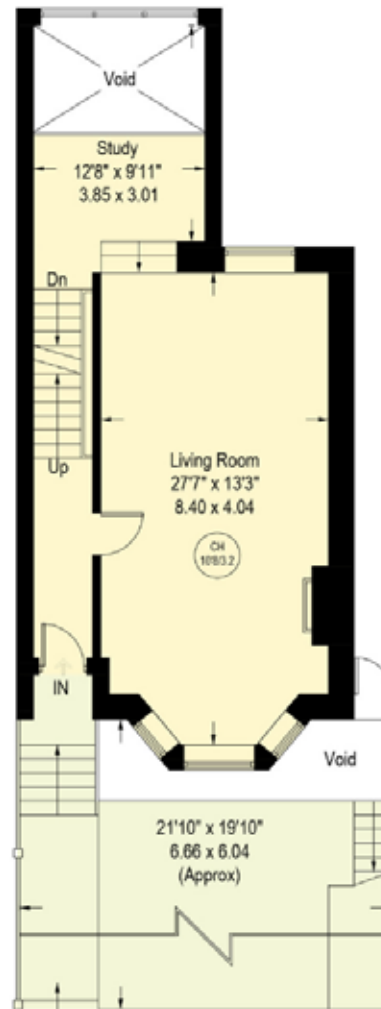
Located on the sought-after Barry Road, the property is ideally positioned for the amenities of East Dulwich, Dulwich Village and Peckham Rye. The popular shops, cafés, restaurants and independent retailers of Lordship Lane are within easy reach. East Dulwich Station is approximately 0.8 miles away, providing Southern services to London Bridge. Peckham Rye Station, approximately 0.9 miles away, offers Southeastern services to London Victoria, Southern services to London Bridge, and Thameslink services to London Blackfriars and St Pancras International. In addition, London Overground services provide convenient connections to Canada Water, Shoreditch High Street, Highbury & Islington and Clapham Junction. The area is renowned for its excellent educational provision, with a number of highly regarded primary and secondary schools nearby, including independent schools Dulwich College, Dulwich Prep & Senior, Alleyn's School and James Allen's Girls' School.



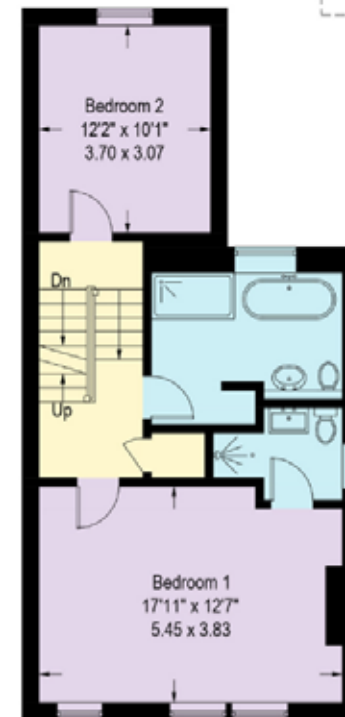




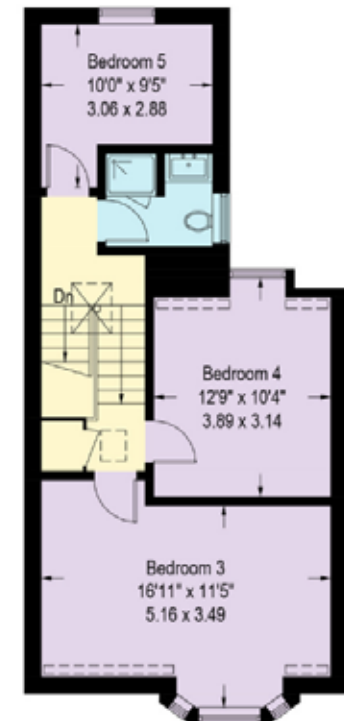
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor

Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 219.2 sq m / 2,359 sq ft (Excluding Reduced Headroom & Void)
 Reduced Headroom = 1.1 sq m / 12 sq ft
 Inclusive Total Area = 220.3 sq m / 2,371 sq ft

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. (ID767266)

Jay Davis

020 3815 9410

jay.davis@knightfrank.com

Knight Frank Dulwich

IC Calton Avenue

London, SE21 7DE

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2026. Photographs and videos dated September 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

