



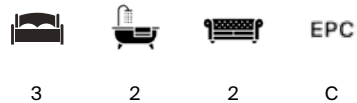
ST. FRANCIS ROAD

East Dulwich, SE22



THREE-BEDROOM TERRACE IN EAST DULWICH

An attractive terraced period house, this beautifully presented three-bedroom home has been thoughtfully extended to the rear and further enhanced by a well-executed loft conversion.



Local Authority: London Borough of Southwark

Council Tax band: D

Tenure: Freehold

Guide Price: £1,150,000



ST. FRANCIS ROAD

An attractive terraced period house, this beautifully presented three-bedroom home has been thoughtfully extended to the rear and further enhanced by a well-executed loft conversion, creating a bright and flexible living environment arranged over three floors. The ground floor is particularly impressive, featuring a generous double reception room with wooden flooring and a feature fireplace, leading through to a contemporary family kitchen. The kitchen is centred around a stylish island and benefits from underfloor heating, offering a comfortable and sociable space for everyday living. Bi-fold doors open seamlessly onto a landscaped garden, creating an excellent indoor-outdoor connection. Upstairs, the property provides well-proportioned bedrooms served by two modern bathrooms, including a spacious loft room with useful eaves storage. Finished in a calm, neutral palette throughout, the house beautifully combines period character with refined contemporary design.











THE LOCAL AREA

St. Francis Road is ideally positioned in the heart of East Dulwich, within the catchment area for the highly regarded St John & St Clement's Primary School – recently rated Outstanding by Ofsted – as well as The Charter School East Dulwich. Lordship Lane is just moments away, offering an ever-increasing range of quality boutiques, bars and independent restaurants. The open spaces and facilities of Dulwich and Peckham Rye Parks are also nearby, as is the popular East Dulwich Picturehouse.

Excellent local schools including Harris Primary Academy and Bessemer Grange School are also close by, alongside a number of world-renowned independent schools such as James Allen's Girls' School, Alleyn's School, Dulwich College and Dulwich Prep.

Local transport links are easily accessible, with East Dulwich Rail Station (0.01 miles) providing direct trains to London Bridge, while Denmark Hill (0.7 miles) and Peckham Rye Rail Station (1.1 miles) offer additional services to London Blackfriars, London Victoria and Canada Water. A variety of bus routes also provide convenient access to Central and West London, Clapham and Brixton.

*Please note that the property has a known history of Japanese Knotweed. Further details, including information on any treatment programme and associated guarantees, are available upon request. We recommend that you seek independent advice in this regard.





ST. FRANCIS ROAD, SE22



Approximate Gross Internal Area = 104.8 sq m / 1,128 sq ft (Excluding Restricted Height & Eaves Storage)
 Restricted Height = 0.9 sqm / 10 sq ft | Eaves Storage = 5.8 sq m / 62 sq ft
 Approximate Inclusive Total Area = 111.5 sq m / 1,200 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)

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