

**HARVEY &
WHEELER**
ESTABLISHED 1855

236 CRYSTAL PALACE ROAD
EAST DULWICH SE22 9JQ



This bespoke architect-designed Victorian semi-detached house has been fully renovated to an exceptional standard and is ideally located in the heart of East Dulwich, close to the vibrant amenities of Lordship Lane and highly regarded schools, including Heber Primary School, Harris Academy East Dulwich, and Goodrich Primary School.

Overall, the property offers a gross internal area of 1,905 sq ft (177 sq m), excluding the eaves storage, or 1,958 sq ft (182 sq m) inclusive.

The ground floor features a spacious, dual aspect double reception room with an elegant bay window and fireplace to the front. To the rear, the light-filled open-plan kitchen/dining area includes a large central island with breakfast bar, skylight, seated window bay, underfloor heating, and French doors opening to the south-west facing garden. Additionally, there is a laundry room, a hallway with bespoke storage for coats and shoes, and a covered side passage.

On the first floor, the principal bedroom boasts a dressing room and en suite wet room, alongside a second double bedroom and bathroom. The second floor offers the third and fourth bedrooms, one with a terrace and open views, the other with skylights, a Juliet balcony, and eaves storage.

The property is conveniently located within walking distance of restaurants, shops, and excellent bus routes. Nearby green spaces include Dulwich Park, Peckham Rye Park, and Dawson's Hill. East Dulwich and North Dulwich stations provide regular trains to London Bridge, with additional access to the Overground via Peckham Rye. Freehold. EPC Rating C. Tax Band D.

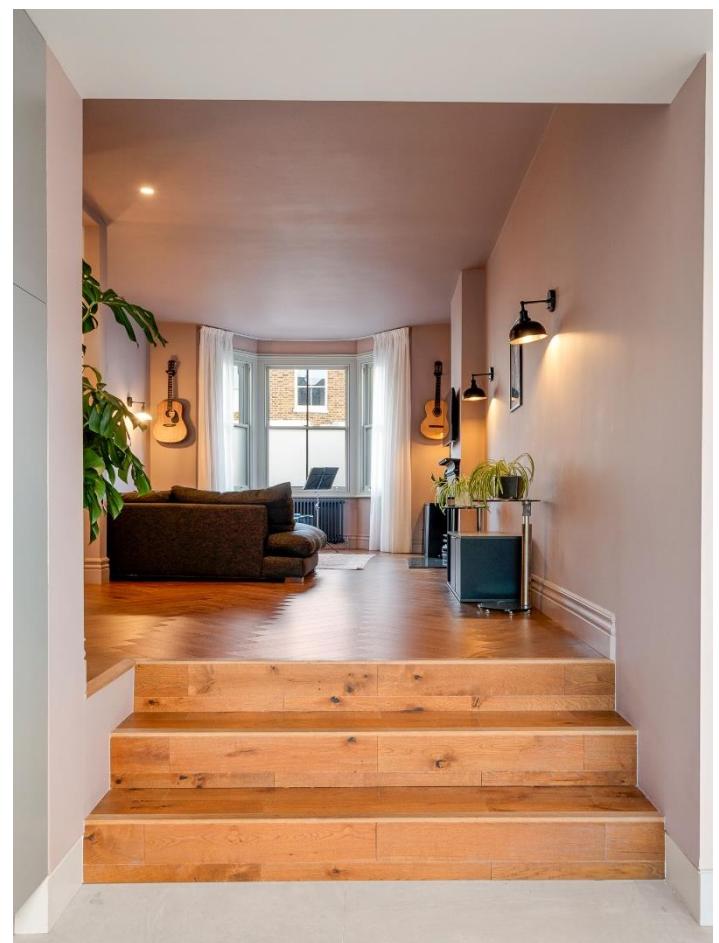
A truly exceptional home combining period charm, modern design, and an unbeatable East Dulwich location. Early viewings highly recommended.

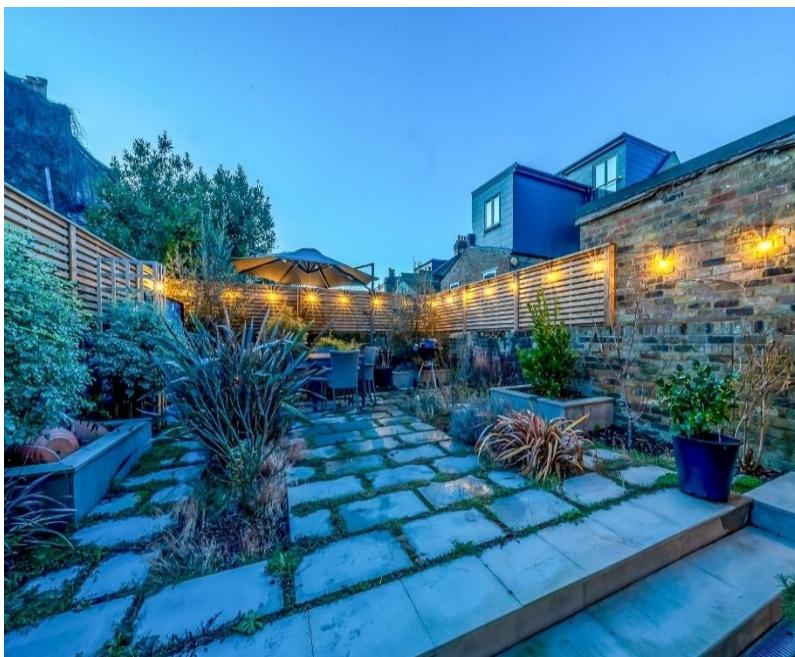
ACCOMMODATION

Architect designed Victorian house	Dual aspect double reception room
4 Double bedrooms	Spacious open plan kitchen/diner
2 Bathrooms (1 en suite)	South west facing rear garden
Laundry room	Period features and eaves storage

£1,600,000





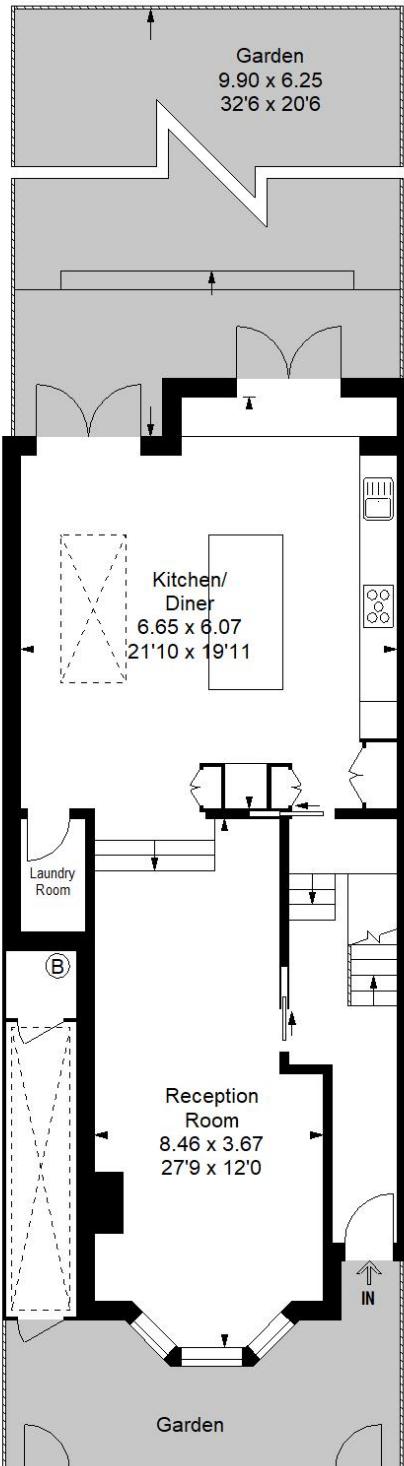




236 Crystal Palace Road, SE22

Approximate Gross Internal Area Excluding Eaves = 177.00 Sq m / 1905 Sq ft

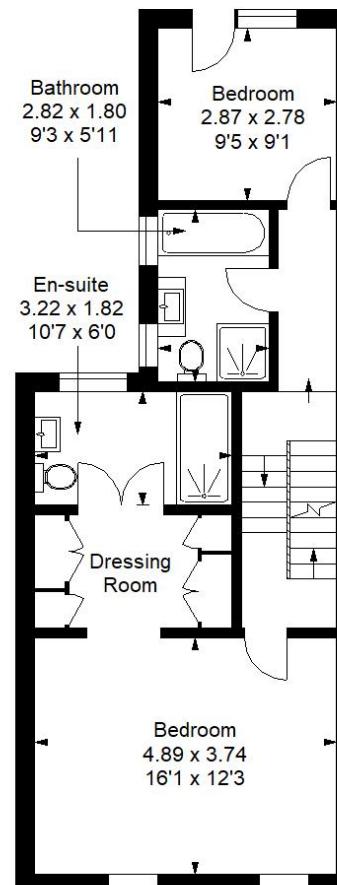
Total Area Including Eaves = 186.00 Sq m / 2002 Sq ft



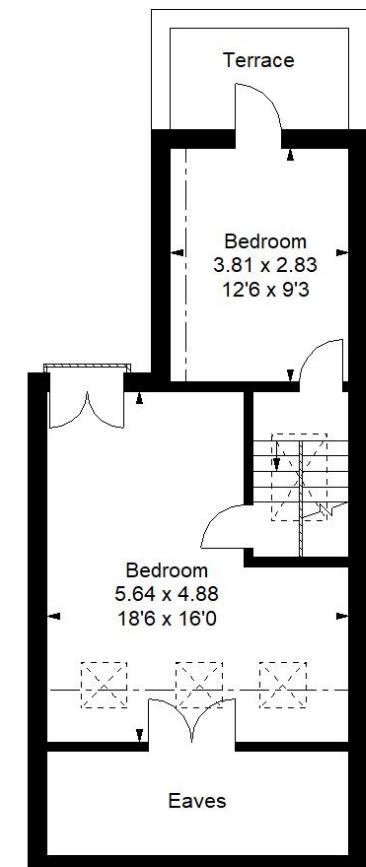
Ground Floor

[Dashed Line with Upward Arrow] = Reduced headroom below 1.5m / 5'0

[Dashed Box with X] = Sky Light



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

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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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