



CRAWTHEW GROVE

East Dulwich SE22



ELEGANT FOUR-BEDROOM FAMILY HOME IN EAST DULWICH

Beautifully presented four-bedroom Victorian family home extending to 1,501 sq ft, with exceptional living space, a stunning kitchen extension and landscaped rear garden.



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Local Authority: London Borough of Southwark

Council Tax band: D

Tenure: Freehold

Guide Price: £1,350,000



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This outstanding house has been thoughtfully renovated and extended by the current owners, successfully combining elegant period features with contemporary design. Arranged over three floors, the property offers well-balanced family accommodation with an abundance of natural light and carefully considered interiors.









MODERN FAMILY LIVING

The ground floor comprises a magnificent double reception room with high ceilings, intricate cornicing, ceiling roses, bespoke cabinetry and a feature fireplace. Plantation shutters and large sash windows enhance the sense of light and space, while herringbone wood flooring flows seamlessly through to the rear of the house.

To the rear is an impressive extended kitchen/dining room, undoubtedly the heart of the home. The bespoke shaker-style kitchen is fitted with extensive cabinetry, marble worktops and splashbacks, a range cooker and a substantial central island with breakfast bar seating. Skylights and glazed steel-framed doors flood the space with natural light and create a seamless connection to the garden, making it ideal for both everyday living and entertaining.

The landscaped rear garden has been beautifully designed with a generous paved terrace, lawn and mature planting, providing a private and tranquil outdoor retreat.







LIGHT-FILLED AND ELEGANT

On the first floor are three well-proportioned bedrooms and a stylish family bathroom. The principal bedroom is particularly generous and benefits from fitted wardrobes, twin windows and a charming period fireplace. The additional bedrooms are equally well presented and offer excellent flexibility for growing families.

The top floor has been converted to create a spacious fourth bedroom with fitted storage, rooflights and an en suite shower room, providing an ideal principal suite or guest accommodation.

Further benefits include a useful cellar for storage, an attractive front garden and a high specification finish throughout.

A rare opportunity to acquire a turnkey Victorian family home on this sought-after residential street in East Dulwich.







THE LOCAL AREA

Crawthow Grove is ideally positioned in the heart of East Dulwich, within easy reach of the vibrant cafés, restaurants, independent shops and amenities of Lordship Lane. The area is particularly well regarded for its excellent selection of schools, including a number of highly regarded state schools and renowned independent schools such as Dulwich College, Dulwich Prep London, Alleyn's School and James Allen's Girls' School.

For transport, East Dulwich station (approximately 0.4 miles) provides regular Southern services to London Bridge, while Peckham Rye station (approximately 1 mile) offers services to London Victoria, London Bridge, London Blackfriars and St Pancras International, as well as London Overground connections to Canada Water, Shoreditch High Street, Highbury & Islington and Clapham Junction.







Approximate Gross Internal Area = 128.7 sq m/ 1,385 sq ft (Excluding Reduced Headroom/Eaves)
 Basement = 5.3 sq m/ 57 sq ft | Reduced Headroom/ Eaves = 5.5 sq m/ 59 sq ft
 Inclusive Total Area = 139.5 sq m/ 1,501 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)

Georgia Jakstys

020 3815 9410

georgia.jakstys@knightfrank.com

Knight Frank Dulwich

IC Calton Avenue

London, SE21 7DE

knightfrank.co.uk

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