

VICIS NOVA



Tarbert Road, SE22

£625,000 - £650,000





Comprising the upper half of a gorgeous red brick, bay-fronted Victorian building on a peaceful, yet central residential road in East Dulwich. This split-level two bedroom conversion flat has been tastefully refurbished with period features retained.

Planning permission has been granted for a loft conversion with a private roof terrace. Turn-key with potential to improve, within five minutes' walk of East Dulwich Station and close to local amenities & parks.

The hall floor is devoted to the second bedroom, bathroom, kitchen and living room. Upon entry, you'll immediately notice the newly-laid herringbone patterned carpet. Newly renovated to a high standard, your three-piece bathroom feels like something out of a luxury hotel. Just behind the bathroom lies your guest/ second bedroom. A comfortable double bedroom with an original fireplace, in-keeping with the period heritage.

Heading up a couple of steps and you've got your separate kitchen and reception room. The dark cabinetry perfectly contrasts against the white countertops create a striking, yet calming eat-in kitchen setting. On this floor, your reception room sits at the front of the property. Bay-fronted, tall ceilings and large sash windows allow natural light to bathe this room.

Complete with bespoke built-in cupboards and an original period fireplace. For those looking for more of an open-plan living/kitchen area, you can knock through the wall that divides the kitchen and living room to really open up the space whilst making it dual-aspect.

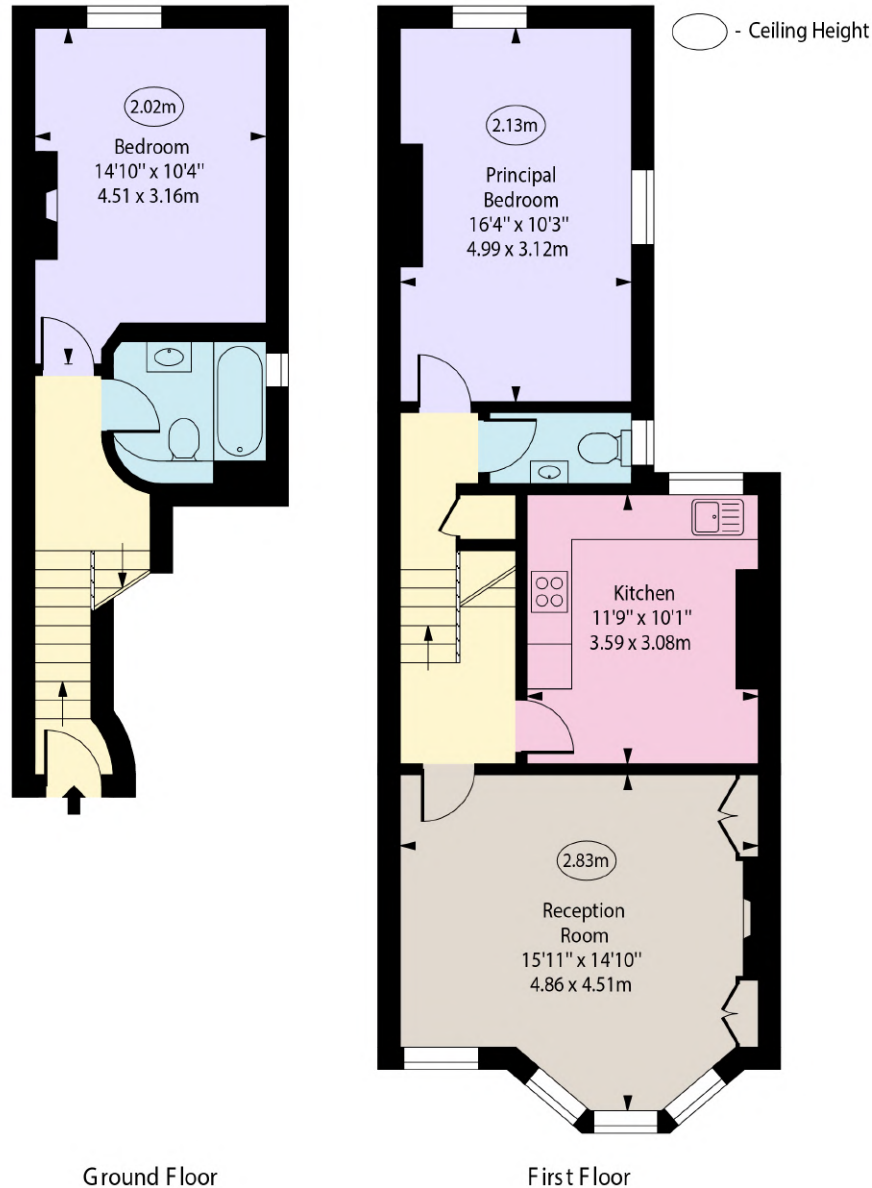
Residing on the top floor of the apartment, your principal bedroom and w/c. This bedroom is dual-aspect, so incredibly light and airy and the two-tone colour scheme is very chic. Just outside, you've got a windowed w/c for convenience.

For those interested in doing work to make the apartment even bigger, planning permission has been approved for a loft conversion with roof terrace. If you were to do this, upstairs, you'd have have a new master suite with wardrobe/dressing area, en-suite and a separate roof terrace to the rear which is accessible via the hallway.





Tarbert Road,
East Dulwich, SE22



Approx Gross Internal Area

858 Sq Ft - 79.71 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Ref. No. 032465.1D

Property Details

Split-level Victorian conversion apartment
First and second floors
Two double bedrooms
Stylish three-piece bathroom and separate w/c
Contemporary kitchen
Bay-fronted reception room with sash windows
Tastefully refurbished internally
Original period fireplaces
Planning permission approved for:
Loft conversion with roof terrace
Close to local amenities and transport links

Approx. 858 sqft /79.71 sqm

EPC Rating: D

Tenure: Shared Freehold

Remaining Lease Term:

Ground Rent: £0 per annum

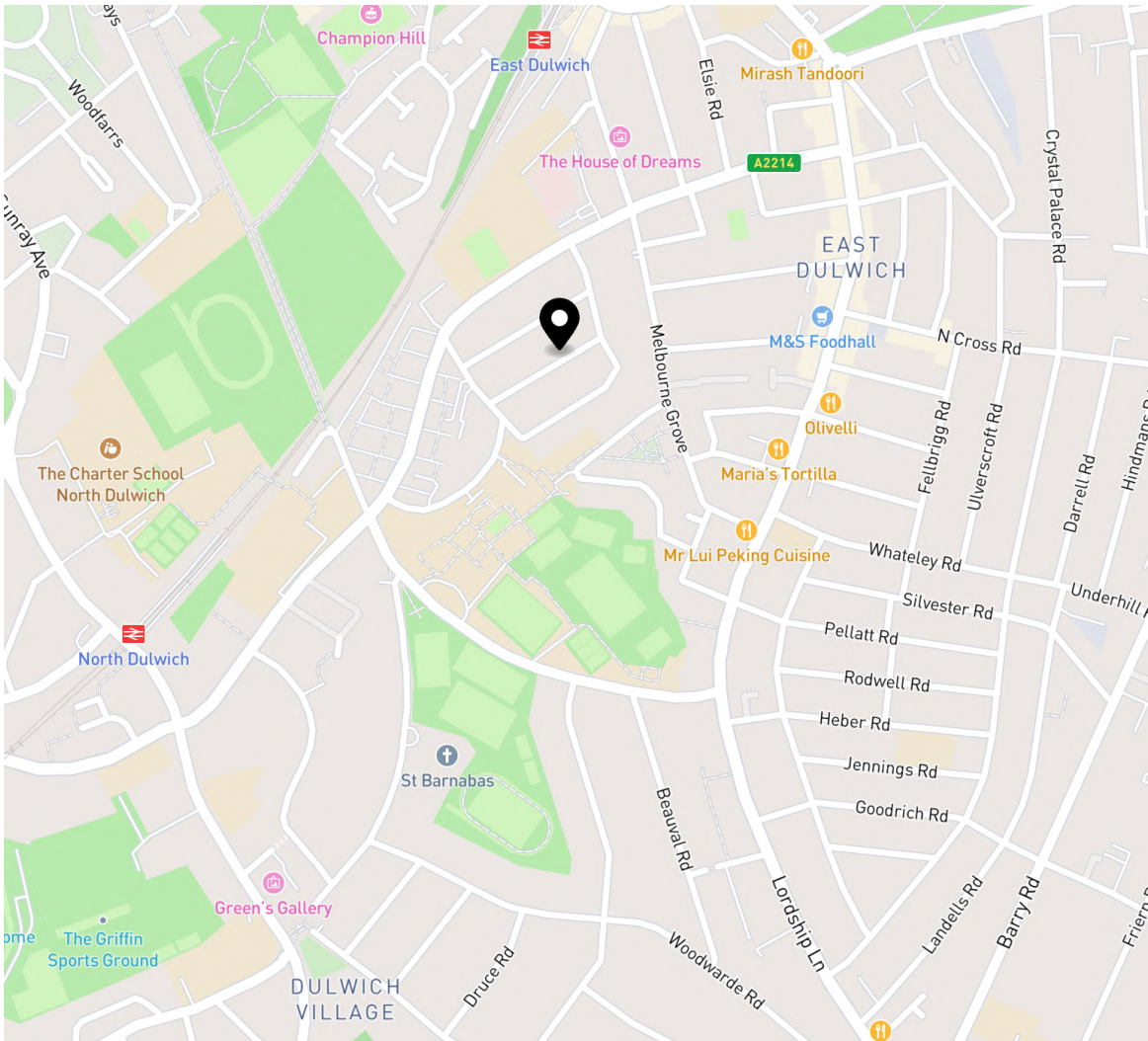
Service Charge: £Ad hoc per annum

Council Tax Band: C

London Borough of Southwark

LIFE ON TARBERT ROAD

What's it like living in East Dulwich?



Tarbert Road is part of a serene cul-de-sac of four roads which are situated nestled between the quiet affluence of Dulwich Village and the effervescence of East Dulwich. Parking's never a problem as the road (and surrounding roads) are permit-parking and East Dulwich Station (Southern) is only a 5-minute walk away and offers direct, frequent services into London Bridge. Peckham Rye Station is a 12-minute walk away, offering Overground Services, so you're well connected when it comes to transport options.

Being so close to both Dulwich Village and East Dulwich is a real treat. Lordship Lane in East Dulwich has brilliant independent patisseries and coffee shops (we're a big fan of Kanella, Spinach, Bon & Golden York), restaurants, pubs and a M&S Food Hall. For all my foodies, every Saturday on North Cross Road you've got The North Cross Market which offers a great selection of independent food stalls with varying cuisines! In Dulwich Village you've got a Gails for all your coffee and pastry needs. The Crown & Greyhound is a Grade II listed pub that offers an enticing and flavoursome menu, focusing on local suppliers and the fresh of British seasonal ingredients.

For some local shopping therapy, Roullier White, Mac & Miller and Tomlinsons (Dulwich Village) have much to offer and, every Saturday between 10am – 2pm, there's the renowned North Cross Market, with fresh produce, artisanal goods and delicious street food.

If you're after open green spaces, you've got Dulwich Park, Goose Green & Peckham Rye Park within walking distance.

East Dulwich Station - c. 5-minute walk (Southern)



Would you like further
information or to book a
private viewing?
Let's talk.

James D Neicho

Founder & Managing Director

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Fixtures and fittings: The Seller's Solicitors will provide a list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or available by separate negotiation)

Important Notices: 1. Particulars: These particulars are believed to be correct but their accuracy is not guaranteed, and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Our floorplans are prepared according to the RICS Code of Measuring Practice by our floorplan provider and are for representation purposes only. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchasers.

2. Information Provided: Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. You should not rely on statements by Vicis Nova Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Vicis Nova Ltd 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 the agents, seller(s) or lessor(s).

3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct

4. To find out how we process Personal Data, please refer to our Privacy Statement and other notices on our website.