



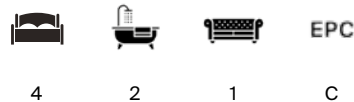
ADYS ROAD

London SE15



ELEGANT FOUR-BEDROOM PERIOD HOME

An attractive four-bedroom Victorian family home extending to approximately 1,548 sq ft, thoughtfully arranged over three floors and offering beautifully presented accommodation throughout.



Local Authority: London Borough of Southwark

Council Tax band: E

Tenure: Freehold

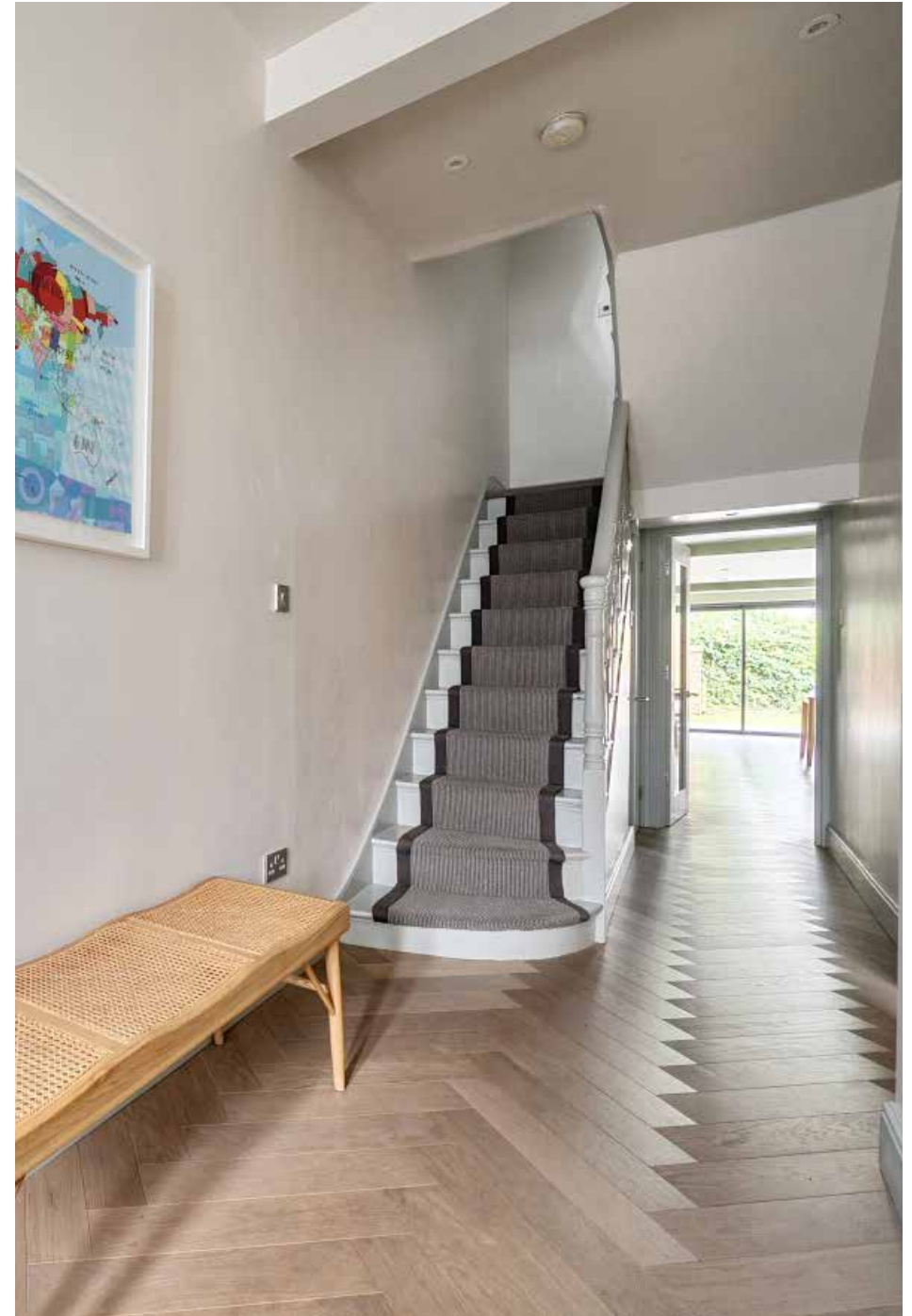
Guide Price: £1,300,000

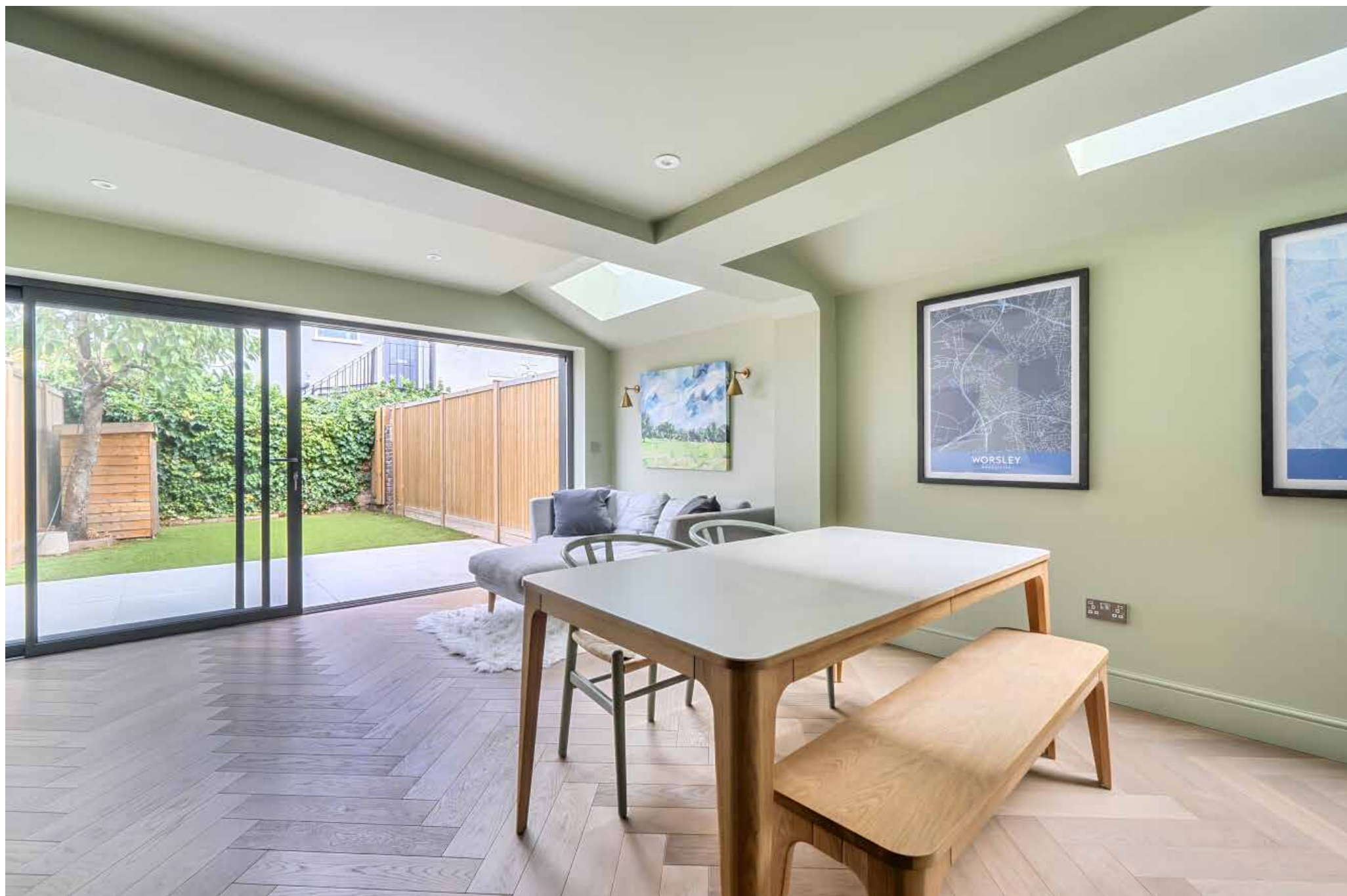


ADYS ROAD

The property is centred around an exceptional open-plan kitchen, dining and family room, created as part of the 2023 side return extension. Extending to over 28 ft in length and bathed in natural light from large rooflights above, this impressive space features a contemporary bespoke kitchen with central island, extensive cabinetry and ample room for both dining and informal seating. Large sliding doors provide a seamless connection to the rear garden, creating an ideal setting for modern family life and entertaining alike.

To the front of the house is an elegant reception room with attractive proportions and excellent natural light, offering a welcoming separate living space.







VERSATILE FAMILY LIVING WITH PRIVATE REAR GARDEN

The bedroom accommodation is arranged across the upper floors. The first floor comprises a generous principal bedroom to the front, together with two further bedrooms and a contemporary family bathroom. The second floor provides an additional double bedroom and bathroom, creating excellent flexibility for growing families, guests or those working from home. Subject to the necessary consents, there is also potential to further extend and enhance the loft space, offering scope for additional accommodation in the future.

Externally, the property benefits from a low-maintenance rear garden with a paved terrace ideal for al fresco dining, an area of lawn and useful external storage.



THE LOCAL AREA

Ideally located for East Dulwich and Peckham Rye stations, the home offers excellent transport connections into London Bridge, Victoria, Canada Water, and across the wider London network — ideal for school commutes and working families. The area is particularly renowned for its outstanding educational provision, benefiting from some of the UK's leading independent schools, including Alleyn's School, James Allen's Girls' School (JAGS), and Dulwich College.

The property is also exceptionally well placed for several highly regarded state schools, such as East Dulwich Charter School, The Belham Primary, and the Outstanding St John's & St Clement's Primary School. Combined with its village-like surroundings and strong sense of community, this makes the home especially appealing for families looking to settle in one of East Dulwich's most sought-after and family-focused neighbourhoods.





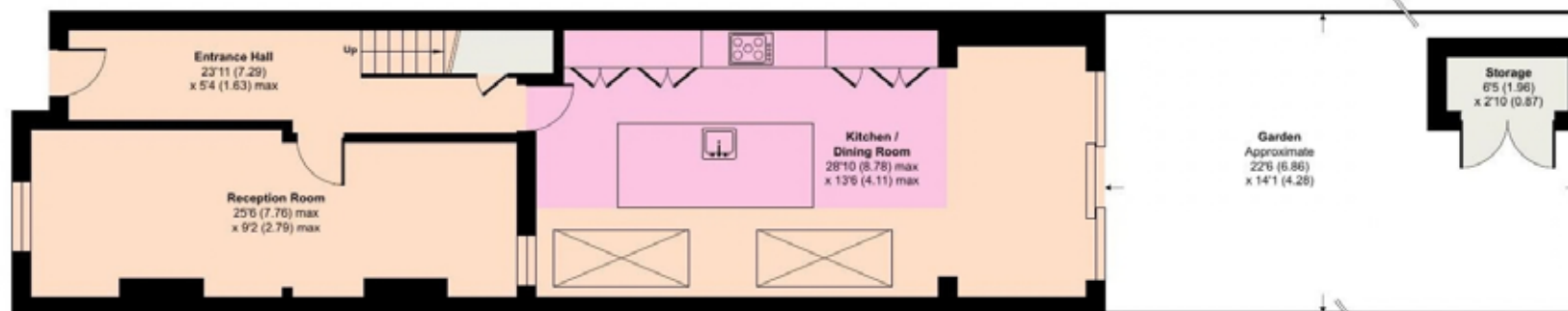




FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Approximate Gross Internal Area = 143.8 sq m / 1548 sq ft
 Outbuilding = 1.6 sq m / 18 sq ft
 Inclusive Total Area = 145.4 sq m / 1566 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)

We would be delighted
to tell you more.

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Your partners in property

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