



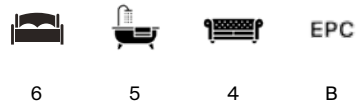
# MARMORA ROAD

East Dulwich, SE22



# MARMORA ROAD SE22

An exceptional and substantial period-style detached home  
reimagined for modern luxury living.



Local Authority: London Borough of Southwark

Council Tax band: H

Tenure: Freehold

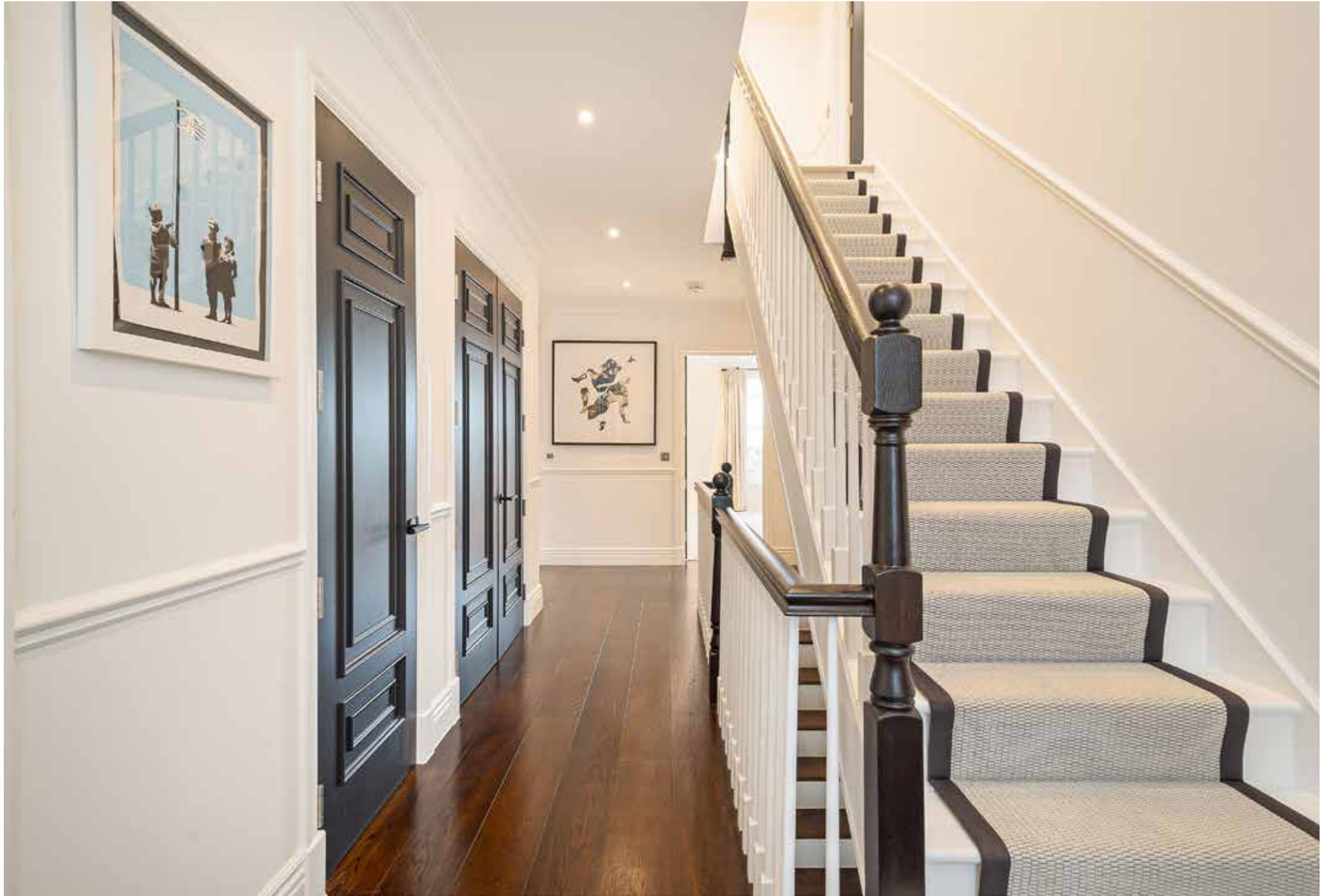
Guide Price: £3,250,000



## REFINED & TIMELESS

This exceptional period-style residence exceeds all expectations. Completed in 2015, this substantial property masterfully blends the proportions and grace of Victorian architecture with the advantages of modern construction, resulting in a truly remarkable home. Approached via electronic sliding gates, the house is introduced by an expansive gravelled driveway, softened with elegant landscaping and immediately setting this property apart. The grandeur continues on entry, where a generous central hallway—with high ceilings and refined interior detailing—creates an impressive sense of arrival. Double doors reveal an opulent, front-aspect formal reception room, complete with a marble feature fireplace, panelled walls and beautifully curated interiors. Across the hall, a charming family room with bespoke cabinetry and a large bay window offers a relaxed and inviting retreat. To the rear, the newly extended kitchen and entertaining space is nothing short of breathtaking. With soaring ceilings and dramatic floor-to-ceiling sliding glass doors, this spectacular room delivers true 'wow factor'.











## EXCEPTIONAL MODERN COMFORT

A polished concrete floor complements the sleek contemporary kitchen, finished with luxurious marble worktops and a statement island. A generous dining area overlooks the terrace and landscaped garden, seamlessly connecting inside and out, whilst a comfortable seating zone with feature fireplace provides an informal reception area—perfect for hosting family and friends. Underfloor heating ensures warmth and comfort in the winter months, while air conditioning provides cooling throughout the summer. The ground floor is further enhanced by a stylish cloakroom, a substantial utility room and excellent storage. The upper levels offer superb flexibility, with seven bedrooms that can be arranged to suit an incoming purchaser's lifestyle. The magnificent principal suite features a bespoke dressing area and a luxurious en-suite shower room. A separate dressing room next door provides additional privacy and storage. A guest suite, further bedroom and an opulent family bathroom complete this floor. The second floor provides an additional bedroom suite with eaves storage, a large study, a gym and a second family bathroom—offering outstanding versatility for work, leisure or guests. Undoubtedly one of the most distinctive and remarkable homes in SE22, this property is offered to the market in immaculate condition, and early viewing is strongly recommended.







(Excluding Reduced Headroom / Eaves) Approximate Gross Internal Area = 408.5 sq m / 4397 sq ft  
 Reduced Headroom / Eaves = 6.6 sq m / 71 sq ft  
 Total = 415.1 sq m / 4468 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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