



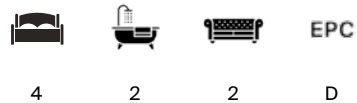
## CHESTERFIELD GROVE

East Dulwich SE22



# CHESTERFIELD GROVE

A stylish four bedroom Victorian home totalling in excess of 1,400 sq ft, located in the heart of East Dulwich.



Local Authority: London Borough of Southwark

Council Tax band: E

Tenure: Freehold

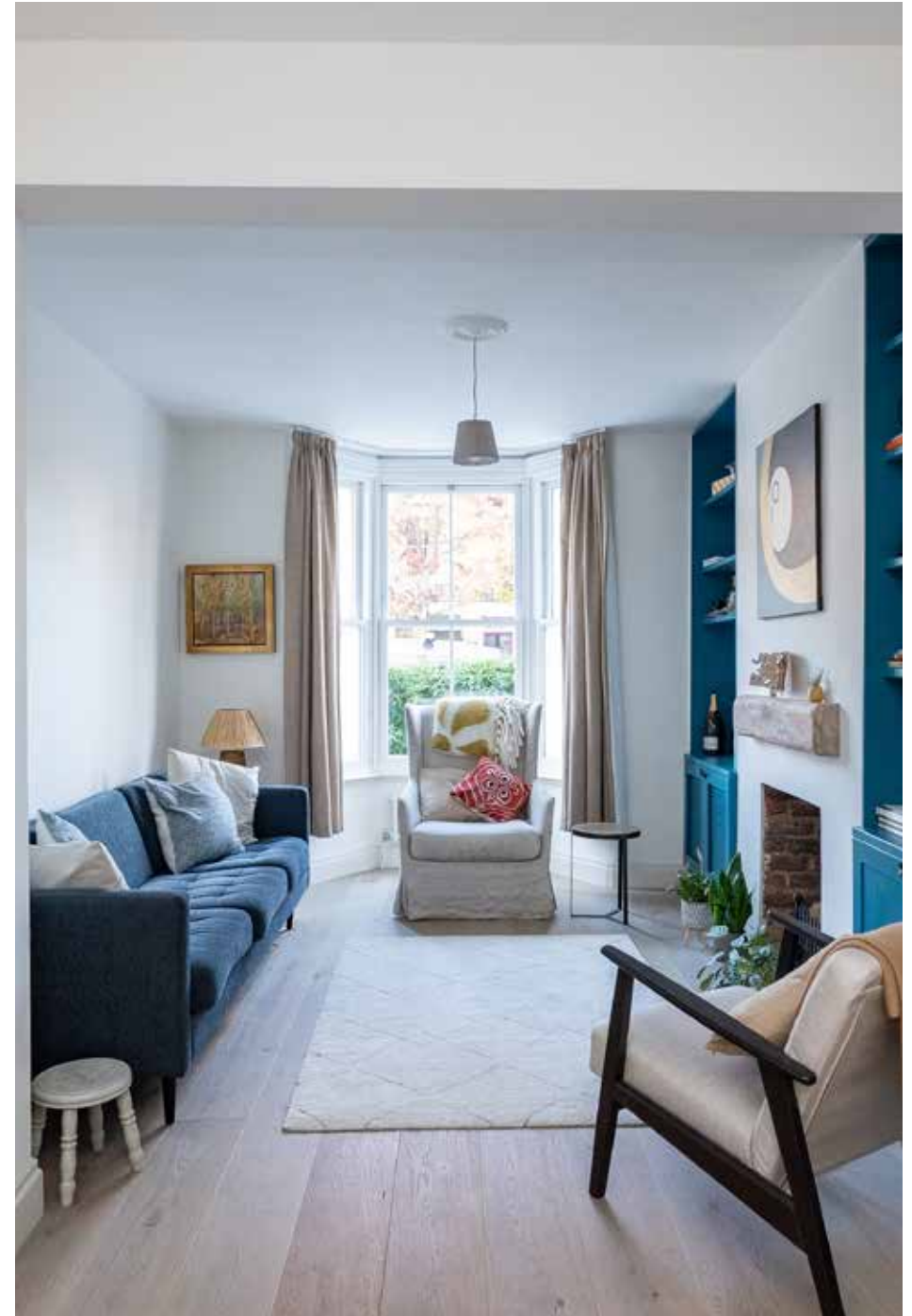
Guide Price: £1,400,000



## BEAUTIFUL PERIOD HOME

Set on a fantastic residential road in the heart of East Dulwich, this beautiful four-bedroom Victorian home offers an abundance of living space, tastefully blending period charm with modern functionality.

The property opens onto a welcoming entrance hall and through in to the double length reception room which boasts high ceilings, a large bay window and a charming fireplace with built-in alcove shelving either side.







## ACCOMMODATION ACROSS THREE FLOORS

To the rear, a bright and expansive open-plan kitchen entertaining space forms the heart of the home. The kitchen is beautifully designed with shaker style cabinetry, a sociable central island, integrated appliances and bi-folding doors that flood the space with natural light and provide direct access to the pretty rear garden. This indoor-outdoor flow is ideal for both family life and entertaining. The ground floor also benefits from a guest cloakroom and useful understairs storage.

On the first floor, there are three well-proportioned bedrooms, one of which spans the width of the property and has ample built in storage space. This floor also benefits from a spacious contemporary family bathroom.

The top floor features a spacious fourth bedroom, currently used as the principal suite with an en-suite shower room and a Juliet balcony.



## THE LOCAL AREA

Chesterfield Grove is ideally located in the heart of East Dulwich, offering easy access to the amenities of Lordship Lane. The area is renowned for its independent shops, artisanal cafes and restaurants, including local favourites such as Franklins and Boulangerie Jade. The East Dulwich Picturehouse and popular Saturday market on North Cross Road make for brilliant weekend activities.

Peckham Rye Park and Dulwich Park are both within close reach. Peckham Rye Park features landscaped gardens, a charming lake and a playground, while Dulwich Park boasts scenic trails, a boating lake and a family-friendly café. Families benefit from access to excellent schools in the area, including highly regarded state options like Dulwich Village Infants' School, Harris Primary Academy East Dulwich and The Charter School East Dulwich, alongside well-known independent schools such as Dulwich College, James Allen's Girls' School and Alleyn's School.

Transport links are very convenient - East Dulwich station offers regular services to London Bridge in under 15 minutes. Peckham Rye and Denmark Hill stations, only short distances away, provide additional Overground connections to Shoreditch, Clapham and Victoria. Numerous bus routes also serve the area, ensuring easy access to central London and surrounding areas.







# Chesterfield Grove, SE22

Approximate Gross Internal Area

Ground Floor = 62.1 sq m / 668 sq ft

First Floor = 46.8 sq m / 504 sq ft

Second Floor = 21.6 sq m / 232 sq ft (Excluding Eaves)

Eaves = 5.5 sq m / 59 sq ft

Total = 136.0 sq m / 1463 sq ft



Approximate Gross Internal Area = 130.5 sq m / 1,404 sq ft (Excluding Eaves)

Eaves = 5.5 sq m / 59 sq ft

Inclusive Total Area = 136 sq m / 1,463 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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