



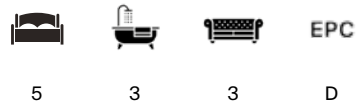
UNDERHILL ROAD

East Dulwich SE22



EXCEPTIONALLY PRESENTED FIVE-BEDROOM PERIOD HOME

Immaculate five-bedroom semi-detached Victorian family home in
East Dulwich with a wonderful 140 ft rear garden.



Local Authority: London Borough of Southwark

Council Tax band: G

Tenure: Freehold

Guide Price: £2,500,000

REFINED AND TIMELESS

This stylishly extended and immaculate five bedroom, three bathroom semi-detached Victorian family home in East Dulwich offers a generous amount of entertaining space and living accommodation.

This wonderful home offers off-street parking and retains a number of period features. An inviting entrance hall leads through to the front aspect living room with original shutters and a handsome fireplace.

French doors lead through to a further reception area/ playroom with built-in shelving and to the rear of this exquisite home is an exceptional full-width kitchen/entertaining area which provides a true hub for the house. The kitchen benefits from a large island with room for bar stools, further space for dining and an additional sofa/seating area. Two sets of French doors open on to the decked patio area and enchanting 137-foot rear garden. There is also a handy separate utility area in the basement accessed via the kitchen and a cloakroom completes the ground floor.







EXCEPTIONAL MODERN COMFORT

The first floor provides an incredible principal suite complete with a Juliette balcony, steps down to an impressive ensuite bathroom with double sink and options of both a bath and shower, to the front of this floor is a spacious guest bedroom with ensuite bathroom. The second floor provides three further well-proportioned bedrooms with access to a family bathroom.

Please note that the garden images are dated later than the rest of the collateral.







THE LOCAL AREA

The house is at the quieter, 'Horniman' end of Underhill Road where the properties are larger with generous plot sizes. Transport links are varied with the nearest stations being Forest Hill station and Honor Oak Park station (both approx. 0.8 miles) for London Overground services to Highbury & Islington, Clapham Junction, London Bridge and London Victoria. There is easy access to Canary Wharf via Canada Water. East Dulwich station and Peckham Rye station are just a short hop on the bus.

Dulwich Park is close at hand (0.5 miles) as is the wonderful family-friendly Horniman Museum and Gardens. The property is well positioned to take advantage of the shops and boutiques of Lordship Lane as well as the delights of Dulwich Village and the fashionable restaurants and bars in Peckham.





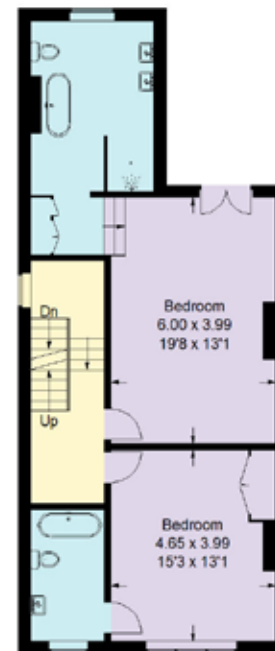


Cellar

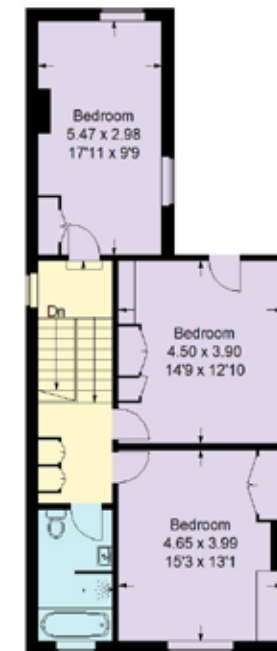
Ground Floor

Underhill Road, SE22

Approximate Gross Internal Area (Including Cellar)
 292.6 sq m / 3149 sq ft
 Store = 6.3 sq m / 68 sq ft
 Total = 298.9 sq m / 3217 sq ft



First Floor



Second Floor

Approximate Gross Internal Area = 292.6 sq m / 3,149 sq ft
 Store = 6.3 sq m / 68 sq ft
 Inclusive Total Area = 298.9 sq m / 3,217 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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We have been informed the property historically suffered from subsidence / settling, you should ensure you take independent advice on this.

