



ARDBEG ROAD

North Dulwich SE24



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A substantial five-bedroom Victorian family house of approximately 3,000 sq ft, combining grand period proportions, contemporary living space and a beautifully landscaped rear garden.



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Local Authority: London Borough of Southwark

Council Tax band: G

Tenure: Freehold

Guide Price: £2,750,000



OVER 3,000 SQ FT OF FAMILY LIVING

This impressive Victorian family home extends to approximately 3,000 sq ft and offers beautifully proportioned accommodation arranged over three levels. Rich in period character yet thoughtfully configured for modern family living, the house combines elegant entertaining space with generous bedroom accommodation and a stunning mature garden.

The house is approached via an attractive front garden with restored tessellated pathway and an elegant stained-glass entrance door, creating a striking first impression befitting this handsome period home.









GRAND ENTERTAINING SPACE & LANDSCAPED GARDEN

The ground floor is well designed for both family life and entertaining. A grand bay-fronted reception room to the front showcases high ceilings, ornate cornicing, fireplace with wood burner and excellent natural light. This flows seamlessly to a dining area in the heart of the home and the contemporary kitchen which has been thoughtfully designed with plenty of storage and a work space. A rear glazed door gives direct access to the garden.

To the rear of the property, passing a guest cloakroom, utility area and useful cellar, is a substantial and elegant reception room with lovely French doors overlooking the garden.

The lovely south-west facing garden is a particular highlight of this home. Extending to approximately 52 ft with mature planting, a lawned area and generous terracing combine to create a private and tranquil outdoor setting ideal for both family enjoyment and sundowners.





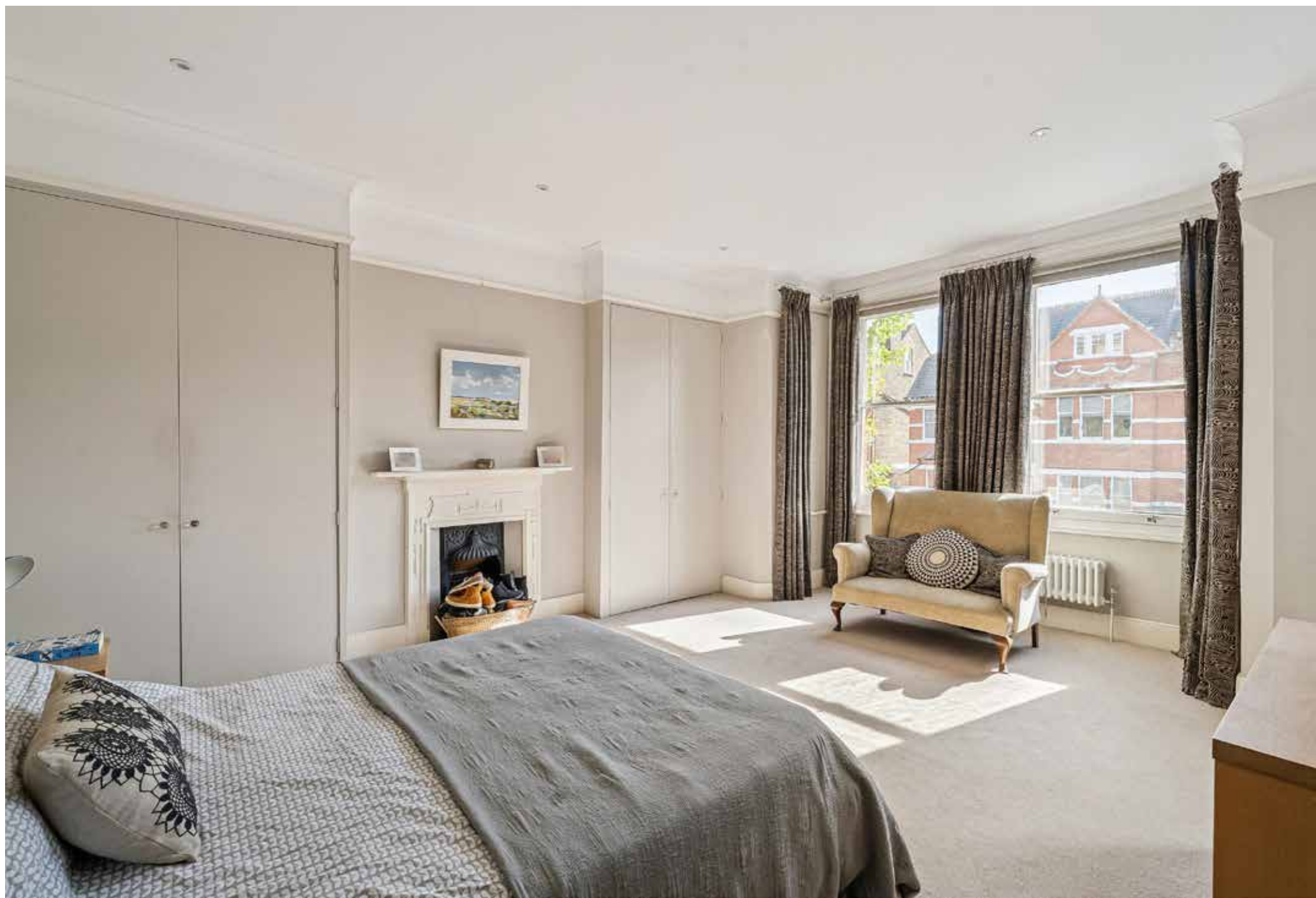


GENEROUS BEDROOMS & PERIOD CHARACTER

The bedroom accommodation is arranged across the upper floors and offers exceptional flexibility. The first floor comprises three generous light and airy double bedrooms, including a magnificent principal suite featuring extensive fitted storage and a contemporary en suite shower room. A stylish family bathroom serves the remaining bedrooms on this floor. The second floor provides two further double bedrooms, together with an additional bathroom and extensive eaves storage.

Throughout, the property retains an abundance of attractive Victorian features including bay windows, decorative fireplaces, high ceilings and elegant architectural detailing. These heritage elements are complemented by tasteful contemporary finishes and beautifully appointed bath and shower rooms.







THE LOCAL AREA

Ardbeg Road is ideally positioned in the "North Dulwich triangle" on a quiet, tree lined road. Transport links are excellent - North Dulwich station (0.3 miles) providing direct trains to London Bridge and Herne Hill station (0.5 miles), providing convenient access to London Victoria, London Blackfriars & King's Cross St Pancras International. Numerous bus routes also serve the local area. The area is particularly well regarded for its outstanding educational provision, with a wide selection of highly regarded state and independent schools nearby. State options include Dulwich Village Infants' School, Dulwich Hamlet Junior School, Judith Kerr Primary School and The Charter School North Dulwich. World renowned independent schools such as James Allen's Girls' School (JAGs), Alleyn's School and Dulwich College are also within easy reach. The property is well placed for an array of green open spaces, including Brockwell Park with its renowned Lido, Dulwich Park, Sunray Gardens and Ruskin Park.







(Including Basement / Loft Room)

Approximate Gross Internal Area = 276.3 sq m / 2,974 sq ft | Reduced Headroom = 23.4 sq m / 252 sq ft

Inclusive Total Area = 299.7 sq m / 3,226 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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