

VICIS NOVA



Therapia Road, SE22
£2,250,000





Classic period architecture awaiting vision and creativity on Therapia Road. From the street, its imposing frontage and London-stock brick read classical Victorian. Inside, the home is a blank canvas, waiting to be transformed.

This home has all the credentials for a perfect family home and is being offered to the market chain-free. Its vast footprint spans 3,020 square foot over three floors and to the rear, the garden is 53ft in length and incredibly private. Location wise - you're within walking distance to Peckham Rye Park, a plethora of local amenities and Honor Oak Park Station.

Upon entry, you're greeted with a generous central hallway. To your right, the principal reception room sets the stage: 30ft in length, original fireplace and sash windows. To the left of the hall, the double reception has been partitioned to create two separate spaces: a formal lounge to the front and a versatile space just behind which could be used as a play room, home office or dining room.

Moving to the rear of the home, on your right you will find a downstairs w/c and separate utility room. Arriving to the rear of the ground floor, you have a spacious eat-in kitchen / diner with a skylight. This room is bathed in natural light, the neutral tones of the floor and cabinetry are contrasted by the darker counter tops and back splash.

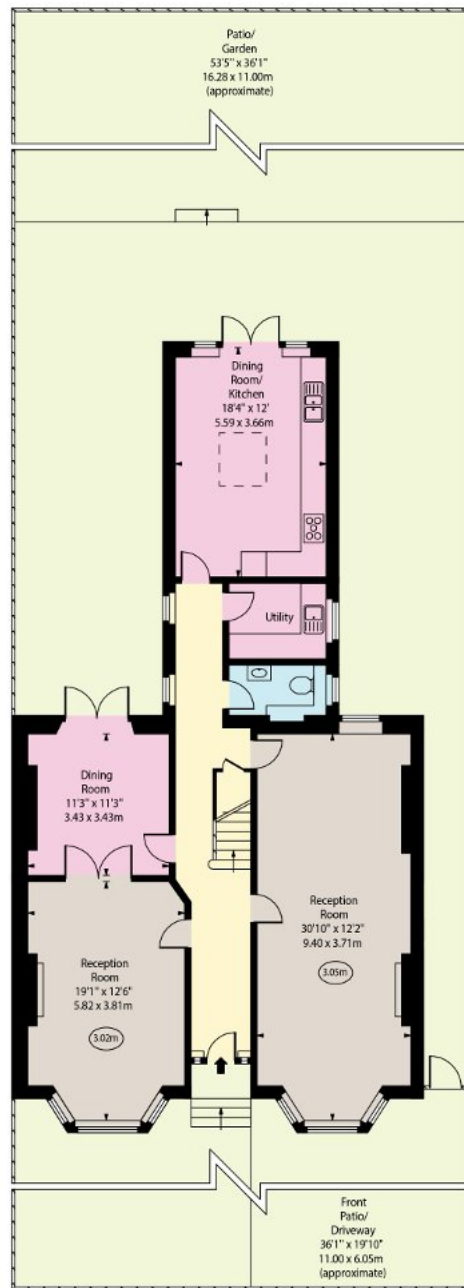
The double garden doors and windows either side pulls the garden into view. Outside, the garden is peaceful, split between patio and a raised lawn surrounded by well-maintained foliage and shrubbery.

Heading upstairs, the half landing hosts a spacious four-piece family bathroom. The first floor is home to four bedrooms, the two the front of the home boast en-suite shower rooms. Three further bedrooms are arranged across the upper levels, two of which also contain en-suite shower rooms. There is extensive storage available in the eaves.

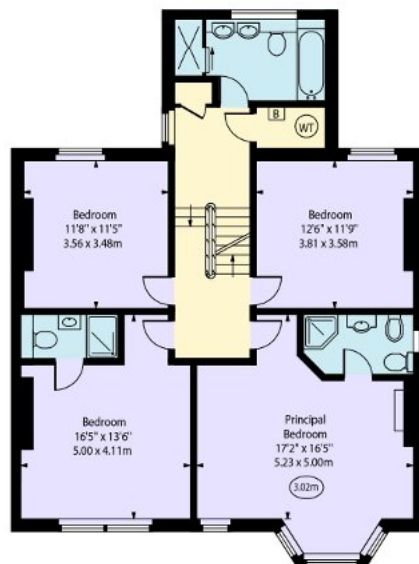
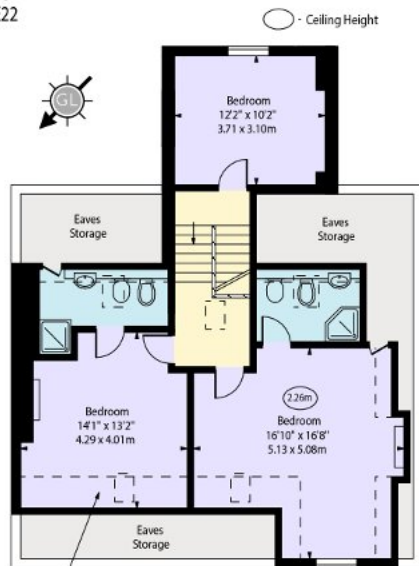




Therapia Road,
East Dulwich, SE22



Ground Floor



First Floor

Approx. Floor Area Including Restricted Heights 3020 Sq Ft - 280.56 Sq M
(Excluding Eaves Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.
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Property Details

- Double-fronted Victorian home
- Semi-Detached with Driveway
- Four bedrooms with En-Suites
- Further three double bedrooms
- Additional family bathroom
- Eat-in Kitchen / Dining Room leading out to the garden
- Separate utility room
- Two double reception rooms
- 53 foot garden
- Great potential to extend and improve (STPP)
- Close to Peckham Rye Park
- Chain-free
- Approx. 3,020 sqft /280.5 sqm
- EPC Rating: D
- Tenure: Freehold
- Council Tax Band: G
- London Borough of Southwark

LIFE ON THERAPIA ROAD

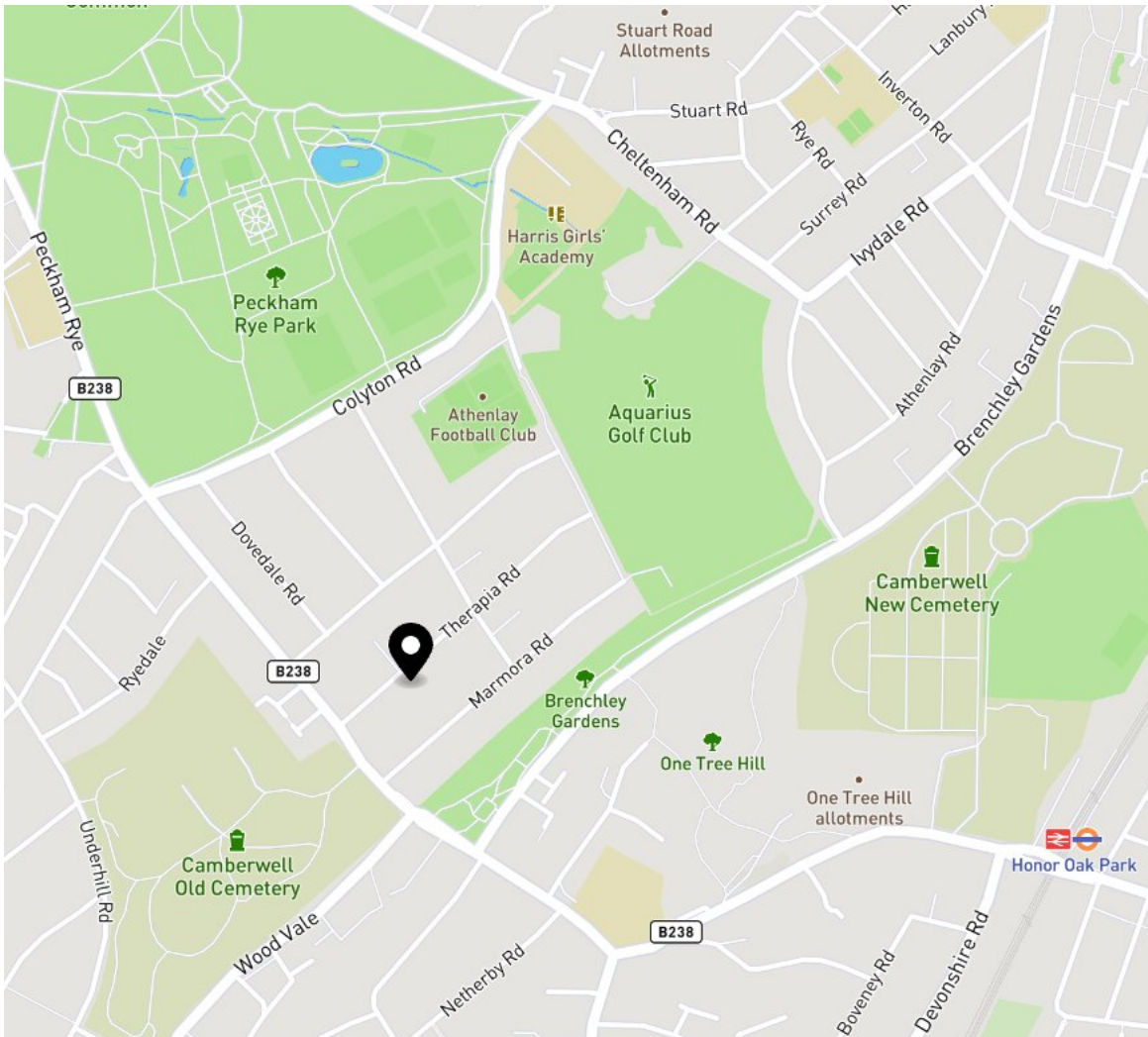
What's it like living in East Dulwich?

Therapia Road is one of the three highly-desirable roads in East Dulwich set just off Peckham Rye Park and Common. These roads are incredibly desirable due to their tranquil location, picturesque streets and their huge footprints compared to other homes in the local area. Within easy reach you've got atmospheric pubs, independent cafes, boutiques and an eclectic mix of restaurants and eateries on Lordship Lane, Forest Hill Road and Rye Lane

If you're a foodie, Evi's (North Cross Road) is only a short walk away and offers an authentic taste of Greek cuisine with high-quality and fresh food & an intimate dining experience. Perhaps you're after a quick treat rather than a sit-down meal, both Yard Sale Pizza (Lordship Lane) and Chilli & Garlic (Zenoria Street) offer tasty menus which are sure to leave you satisfied! If a fusion of pub atmosphere with great food is more your thing, then you'll want to try Watson's General Telegraph: a pub where the menu offers bold flavours and great burgers with an atmosphere to match. Just a little further up Forest Hill Road, The Herne Tavern is a classic London pub with original 1930's interiors and has an unmatched hidden beer garden!

Dulwich has a host of outstanding state and private schools locally. Notable mentions include Dulwich College, James Allen Girls' School (JAGS), Alleyn's, Harris Academies (East Dulwich & Peckham Rye), Horniman Primary School, Fairlawn Primary School and Dulwich Village Infants.

Honor Oak Park Station – c. 12-minute walk (Overground, Southern)





Would you like further
information or to book a
private viewing?
Let's talk.

James D Neicho

Founder & Managing Director

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Fixtures and fittings: The Seller's Solicitors will provide a list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or available by separate negotiation)

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2. Information Provided: Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. You should not rely on statements by Vicis Nova Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Vicis Nova Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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