



HENSLOWE ROAD

East Dulwich SE22



IMPECCABLY MODERNISED FAMILY HOME IN EAST DULWICH

A stylish four/ five bedroom end-of-terrace home extending to 2,680 sq ft, showcasing refined interiors and expansive living space in East Dulwich.



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EPC

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Local Authority: London Borough of Southwark

Council Tax band: D

Tenure: Freehold

Guide Price: £1,750,000



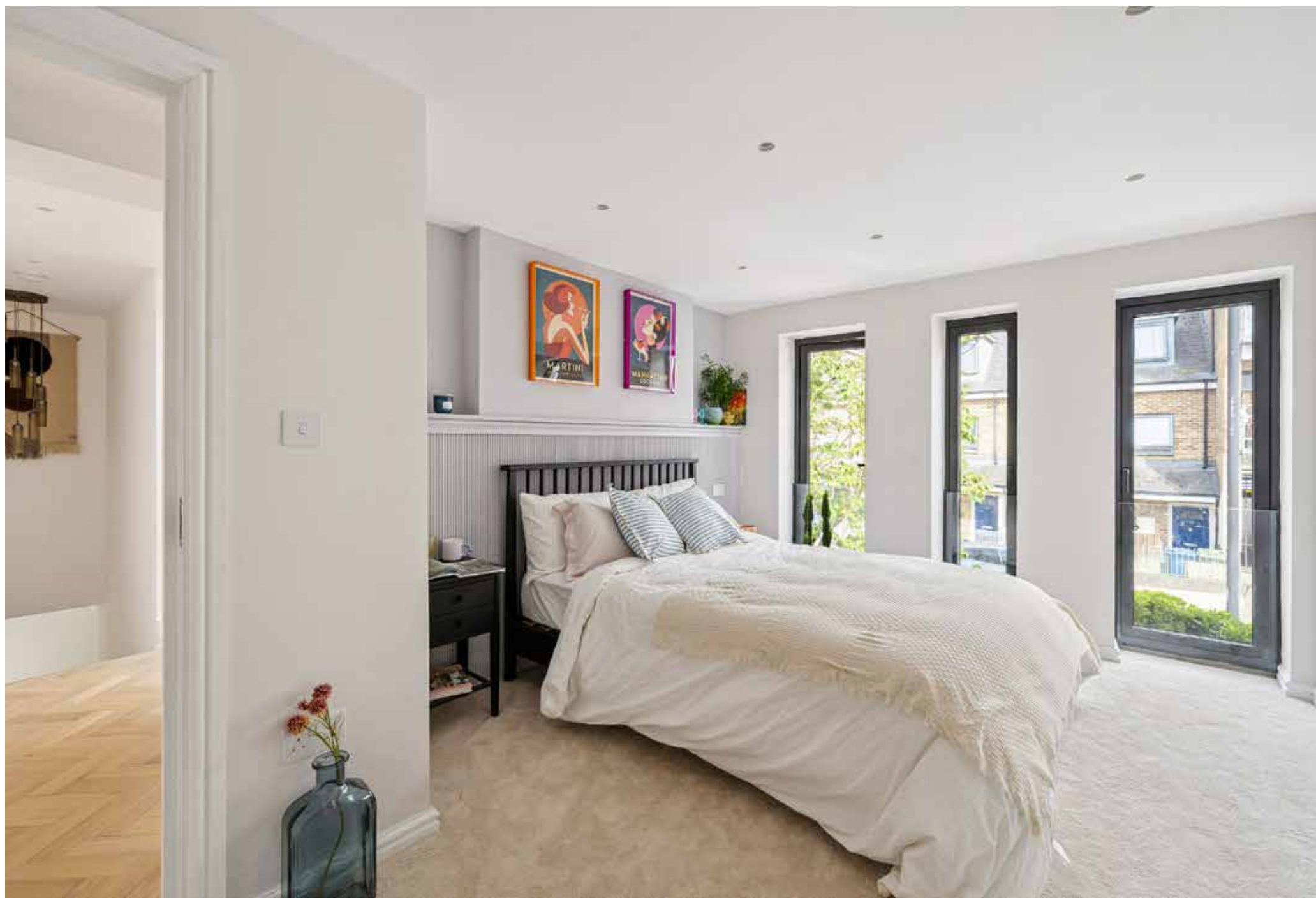
HENSLOWE ROAD

A stylish and thoughtfully refurbished five-bedroom end-of-terrace family home, set on a quiet and highly regarded residential road in the heart of East Dulwich. The property offers well-balanced accommodation over multiple floors and has been tastefully modernised by the current owners, with a strong emphasis on quality, flow and natural light. The ground floor provides excellent lateral living, centred around a beautifully crafted hand-built Neptune kitchen/breakfast room spanning the full width of the house, with open views onto the private rear garden. Further benefits include a separate utility room, integral garage, off-street parking and a private electric vehicle (EV) charging point. The upper floors feature well-proportioned bedrooms, culminating in an impressive top-floor principal suite with en suite bathroom and striking views from a Juliet balcony, creating a calm and elevated retreat. The rear garden offers a private setting, ideal for both entertaining and family living.











THE LOCAL AREA

Henslowe Road is located in close proximity to various highly regarded schools including Harris Primary Academy East Dulwich, Goodrich Community Primary, Heber Primary School

East Dulwich station (0.9 miles), North Dulwich station (1.3 miles) and Peckham Rye station (1.1 miles) offer frequent overground services to London Bridge in approximately 15 minutes and Denmark Hill station has overground services to London Victoria, London Blackfriars and services to Clapham Junction and Highbury & Islington via the London Overground network. There is also a bus service from Peckham Rye to Peckham Rye station or alternatively all the way in to the city.

There is a selection of shops, restaurants, bars and cafes nearby and a bus from Barry Road or Lordship Lane provides a scenic trip into the City or West End. Peckham Rye Park is close by as well as Dulwich Park.

All times and distances are approximate.





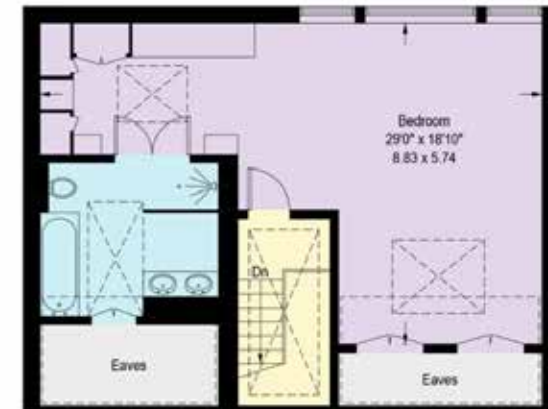


Ground Floor



First Floor

Reduced headroom below 1.5m / 5'0"



Second Floor

Approximate Gross Internal Area = 235.7 sq m/ 2,537 sq ft (Including Garage/ Excluding Reduced Headroom/ Eaves) | Reduced Headroom/ Eaves = 13.3 sq m/ 143 sq ft
Inclusive Total Area = 249.0 sq m/ 2,680 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)



Jay Davis

020 3815 9410

jay.davis@knightfrank.com

Knight Frank Dulwich

IC Calton Avenue

London, SE21 7DE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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