



RODWELL ROAD
LONDON, SE22

GRANT J BATES
— PROPERTY —



A truly unique Victorian terrace where architecture and interior design collaborate to create an exceptional home

GJB

Rodwell Road, London, SE22

Freehold

- Three Bedrooms plus Study
- 2.5 Bathrooms
- Turnkey Victorian Terrace
- Rear and Loft Extensions
- Exceptional Renovation
- Desirable Road in East Dulwich
- Architectural Design by Rosie McLaren
- Interior Design by Christian Bense
- Garden Design by Lottie Delamian

Description

Behind its handsome late Victorian façade lies a home that has been thoughtfully reimagined for modern family life; an exceptional renovation where every intervention has been carefully considered and every material selected with longevity, warmth and timelessness in mind. Set across three beautifully arranged floors, the house effortlessly balances contemporary architecture with the character of its Victorian origins.

The original proportions remain intact, while a series of intelligently designed additions have transformed the way the house lives. A lightweight zinc-clad rear extension and striking loft addition introduce volume, natural light and architectural clarity without compromising the integrity of the original building. Throughout the home, the design language is calm, restrained and beautifully cohesive, creating spaces that feel both sophisticated and deeply comfortable.

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The front reception room is a beautifully composed space where bespoke joinery frames an elegant Arabescato Corchia marble fireplace, creating a refined focal point. Cast iron radiators, dark bronze ironmongery and a muted Paint & Paper Library palette create an understated richness throughout. Oak flooring and carefully selected lighting complete an interior that feels effortlessly curated.

To the rear, the house opens into a spectacular bespoke kitchen and dining space designed for both family life and entertaining. Lowering the floor level has dramatically increased the ceiling height while enhancing privacy, with natural light pouring through expansive glazing. Beautifully detailed fluted cabinetry conceals integrated appliances and extensive storage, while a full-length upholstered banquette transitions seamlessly into the stepped floor level. Underfloor heating sits beneath porcelain flooring, while slim-framed steel doors create an effortless connection between inside and out.

Across the upper floors, each bedroom has its own considered identity. Bespoke fitted wardrobes maximise storage while maintaining clean architectural lines, while the bathrooms feature natural timber cabinetry, freestanding baths, brushed bronze fittings, large-format tiling and detailed fluted wall panelling. Every finish has been selected to create a sense of quiet, enduring luxury.







The south-facing courtyard garden features built-in corten steel planters, integrated seating and Dutch clay pavers, creating an architectural yet practical extension of the living space and an ideal setting for summer dining.

Situation

Rodwell Road occupies one of East Dulwich's most desirable residential positions, moments from Lordship Lane yet wonderfully peaceful. This part of SE22 is celebrated for its independent shops, artisan cafés, acclaimed restaurants and strong sense of community. Families are particularly drawn to its highly regarded state and independent schools and nearby green spaces, including Peckham Rye Park and Dulwich Park.

Excellent connections from East Dulwich, North Dulwich and Peckham Rye provide swift access to London Bridge, Victoria, Blackfriars and the City, making this an ideal location for those seeking a quieter lifestyle without sacrificing connectivity.

Beautifully executed and ready to enjoy from day one, the house brings architecture, craftsmanship and thoughtful design together with remarkable success, offering an exceptional example of contemporary living within a characterful Victorian setting.

Additional Information

Local Authority: Southwark

Council Tax Band: E

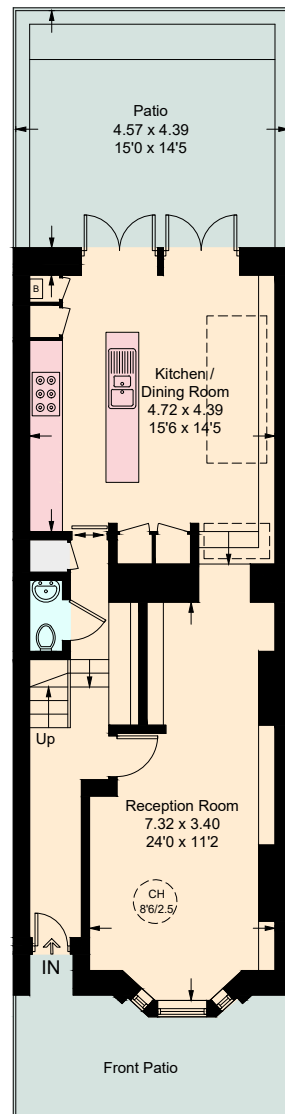
EPC Rating: C



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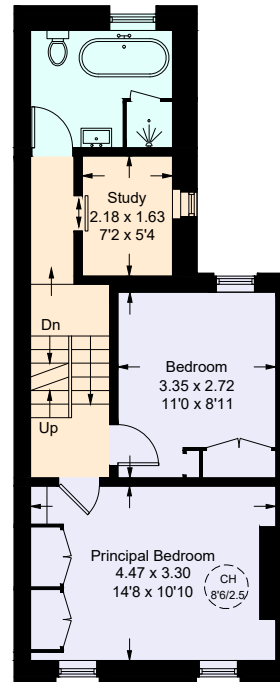
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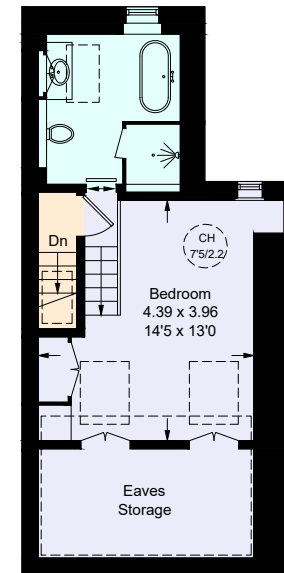


Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

Rodwell Road

Approximate Gross Internal Area = 135.08 sq m / 1454 sq ft
(Including Eaves Storage / Reduced Headroom)

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.