



Pellatt Road, SE22 | Offers In Excess Of £1,350,000

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In General

- Four double bedrooms
- Two bathrooms
- End of terrace
- Over 1,460 Sq Ft
- Excellent condition throughout
- Desirable, residential road

In Detail

Stunning, charming and spacious fully-extended end of terrace family home on this desirable, residential road in the heart of East Dulwich, SE22.

Boasting over 1,461 Sq Ft of internal space that has been lovingly modernised and re-modelled by the current owners who are looking to upsize nearby. There is a stunning 15x14 ft kitchen-breakfast room with attached utility room that opens out through patio doors onto a gorgeous 22-ft south-facing garden.

There is a characterful 17-ft bay-fronted reception room with a feature fireplace, bespoke cabinetry and ornate corning. Upstairs are four comfortable bedrooms - including the 15-ft principle bedroom with built-in wardrobes and the beautifully bright 17x15 ft loft-bedroom with off-suite shower room.

Pellatt Road is enviably-located for the excellent primary schools, secondary schools and private schools of SE22 and SE21 as well as a choice of gorgeous parks and green spaces. There are a host of independent shops, bars, restaurants and coffee shops on Lordship Lane and North Cross Road. There are strong transport links into The City and West End from East Dulwich station (0.8 miles) and Peckham Rye station (1.4 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Forest Hill.

Early viewing recommended.

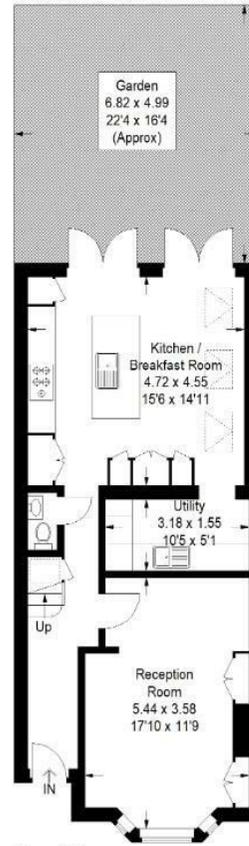
EPC: D | Council Tax Band: D



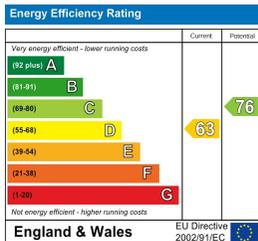
Floorplan

Pellatt Road, SE22
Approximate Gross Internal Area
(Excluding Eaves)
135.7 sq m / 1461 sq ft

 = Reduced headroom below 1.5 m / 5'0"



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 by RICS - Code of Measuring Practice. Not drawn to Scale.
 Windows and door openings are approximate. Please check
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