

FRANKFURT ROAD

NORTH DULWICH • SE24



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***An exceptional and beautifully presented
four bedroom period home.***

The property is finished to the highest of standards, combining an excellent mix of period and contemporary features and the architect-designed layout cleverly uses space and light to create the perfect family home.

The ground floor offers a wide entrance hallway with original tiling, with a formal reception room to the front and a fabulous open-plan family living space to the rear. This comprises a cosy living room with wood-burning stove leading to a modern kitchen/diner with separate utility room. Full height bi-fold doors open directly on to the garden. There is also a large downstairs cloakroom with shower.

On the first floor, there are 3 bedrooms, one of which is currently used as a playroom and a separate family bathroom. The top floor features a luxurious and bright master bedroom, with useful storage in the room and under the eaves, as well as a generous bathroom.

4 bedrooms • 3 bathrooms • 2 reception
rooms • Kitchen/dining room • Utility room • Garden • Eaves storage

Freehold • Southwark Council

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Location

The house is ideally located in the prestigious North Dulwich Triangle, near to the boutiques and cafes of Dulwich Village and Half Moon Lane as well as the green open spaces of Sunray Gardens, Dulwich Park and Brockwell Park. Excellent schooling options are very close by, including sought-after state schools (Dulwich Village Infant School, Dulwich Hamlet Junior School and The Charter School) and world renowned Independent schools (Alleyn's, James Allen's Girls School and Dulwich College).

Fantastic local transport links include a short walk to North Dulwich station (approximately 0.4miles) with overground services to London Bridge. Further close option of Herne Hill station (approximately 0.6miles) with overground services to London Victoria, London Blackfriars, London Farringdon and St. Pancras International and Denmark Hill station (approximately 1 mile) for London Overground Services.

Guide Price

£1,450,000



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Gross Internal Floor Area
181 sq.m./1,948 sq.ft.
Excluding Eaves Storage of 10 sq.m./108 sq.ft.

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Under 1.5m head height

