

ARCHDALE ROAD, EAST DULWICH, SE22

FREEHOLD

OFFERS IN EXCESS OF £975,000



SPEC

Bedrooms : 3
Receptions : 2
Bathrooms : 1

Lease Length :
Service Charge :
Ground Rent :

FEATURES

Freehold
Two receptions
South-west facing garden
Off street parking



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Stunning Two/Three Bedroom House in School Conversion with Off Street Parking and South West Facing Garden - CHAIN FREE

This rare and incredibly charming Victorian school conversion was originally built in 1871 as a cottage for the caretaker. Converted in 1995, this freehold property consist of large and comfortable living areas, two/three double bedrooms, pretty south facing garden and a cellar. The location is one to swoon over – situated just off North Cross Road in the heart of East Dulwich.

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From the outside, the house is brimming with character with draping wisteria, Gothic windows with sashes and an original imposing front door. Step inside to find an entrance hall (with access to the cellar) and the first reception (or third bedroom) on your left. It has a lovely dual aspect with views over the garden from a square bay window. Underfoot are stripped floorboards and an open fireplace with wood-burning stove takes pride of place. Turning back on yourself to find a second reception room on the other side of the hallway. Here you'll find more stripped floorboards, an exposed brick wall with another wood burning stove and a bright sash window. Continue to the left through an open arch to find an eat-in kitchen/diner. It's a very charming space, with country-style units, slate flooring and contemporary glass brick windows. Overhead a Velux window will enhance the light. The rest of the space is perfect for dining and has wooden floors, plenty of fitted shelving for jam-jar storage and French doors leading onto the garden.

Head upstairs, where you are joined by a stunning bespoke banister to reach the landing, lit by two sash windows. You can access the loft from here too. On your left is bedroom one, having stripped floorboards, two sash windows and an exposed brickwork chimney breast. On the opposite side of the hall is the second bedroom, again a brilliantly sized double, with a dual aspect, views of the garden, fitted wardrobe and stunning white painted floor. The bathroom can be found just off the hall and is more than an ample size. The suite is white and includes a central tub and a shower attachment. There are two sash windows, stripped wooden floors and a tiled chimney breast. Outside, the garden is sure to delight – it's south-west facing with flagstone paving, mature wisteria and decorative trees.

East Dulwich Station is a few minutes ramble for swift services to London Bridge and beyond. The much loved Lordship Lane is a great spot for singles, couples and families alike - there's simply loads going on! Absolutely fabulous eateries and shops are all just around the corner. These include the EDT for beers and The Bishop for gourmet pub grub. Franco Manca pizza is proving a real hit! Some of the best Indian restaurants in south London are found along here, plus amazing clothes, gift shops and the new Picture House cinema dotted about. You can jump on a bus to Camberwell Green and beyond to the City or West End too. Green spaces are plentiful locally; try Hormiman Gardens (with free museum!), Dulwich Park or Peckham Rye - they're all beautiful at any time of year!

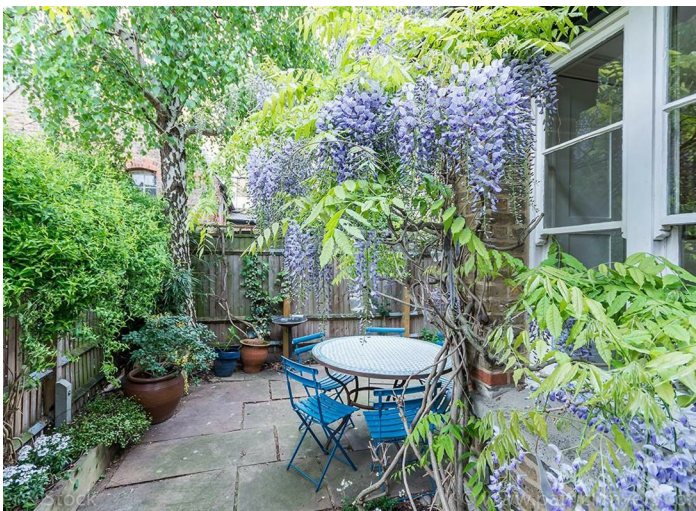
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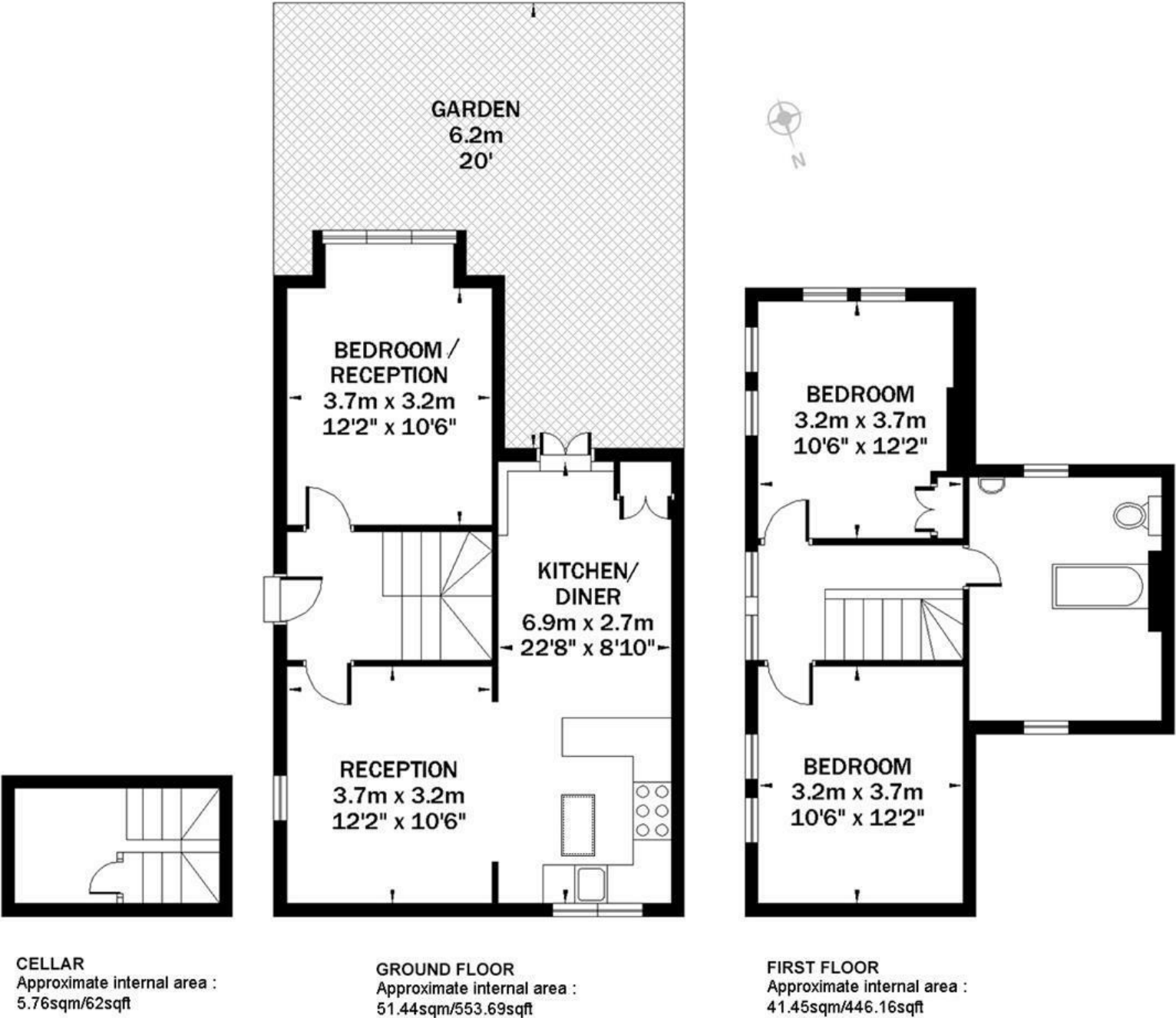
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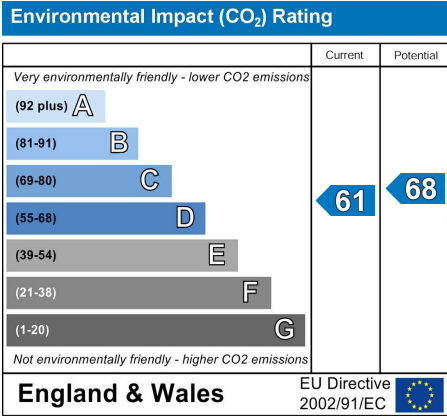
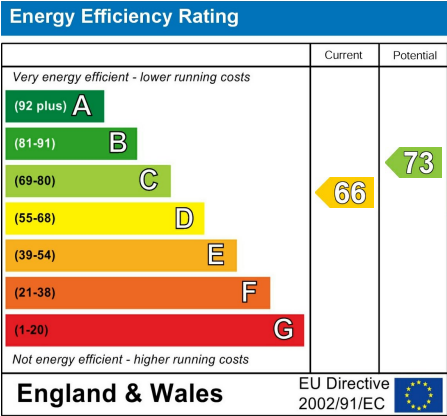


TOTAL APPROX FLOOR AREA

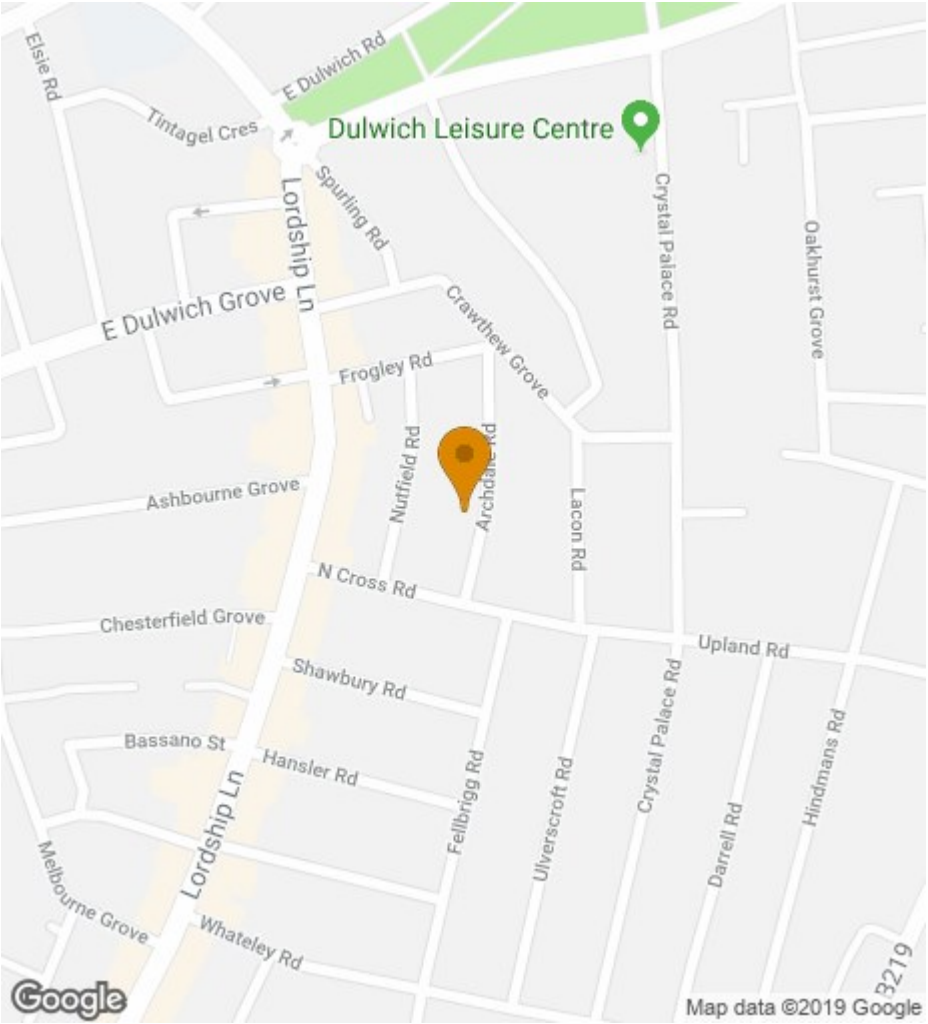
Approximate internal area including cellar: 98.65sqm/1061.85sqft
Measurements for guidance only / Not to scale

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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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