

GLENGARRY ROAD, EAST DULWICH, SE22
SHARE OF FREEHOLD
£625,000



SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 1

Lease Length: 965 years on the underlying lease

Service Charge: n/a

Ground Rent: n/a

FEATURES

Split Level

Stylish Decor Throughout

Working Fireplace

Bespoke Storage

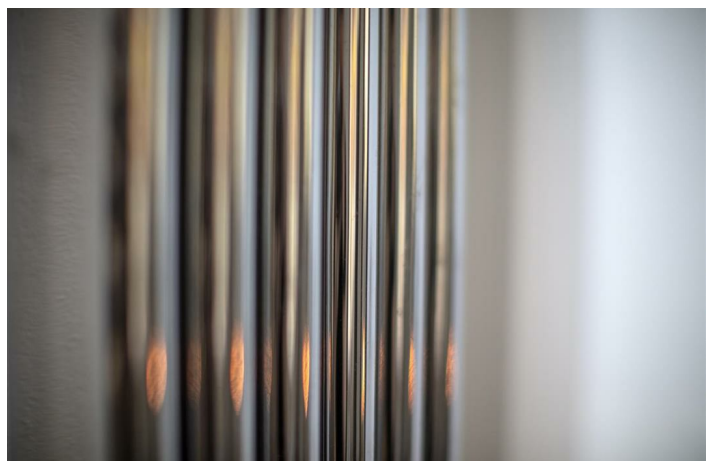
Eat-in Kitchen

Share of Freehold

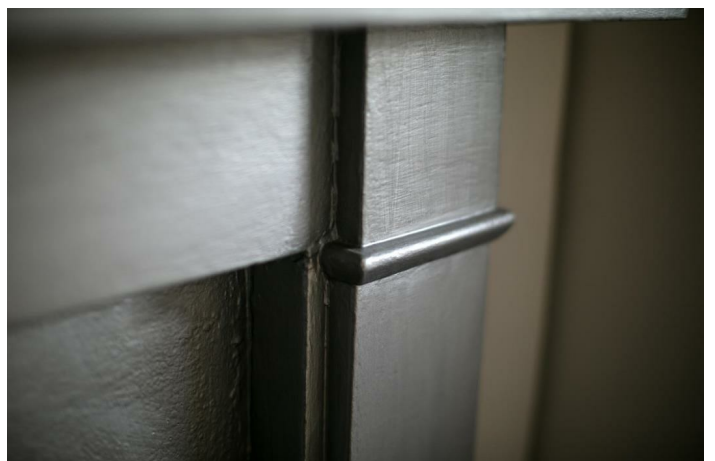
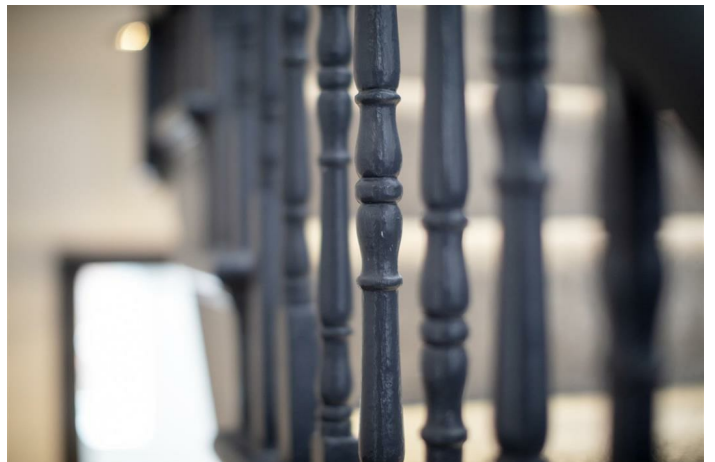
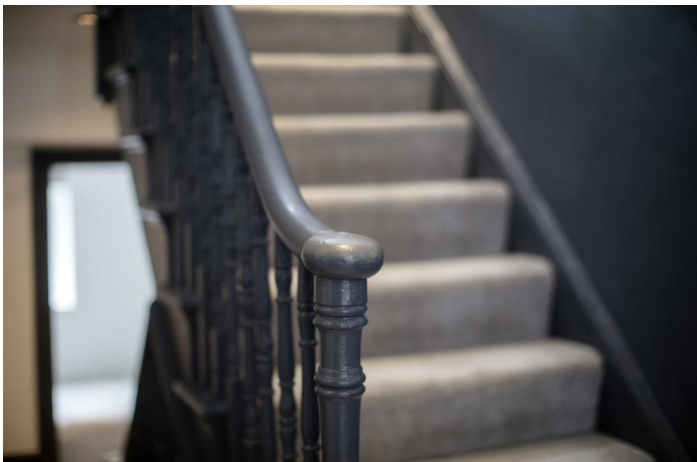
Virtual Tour Available on Request



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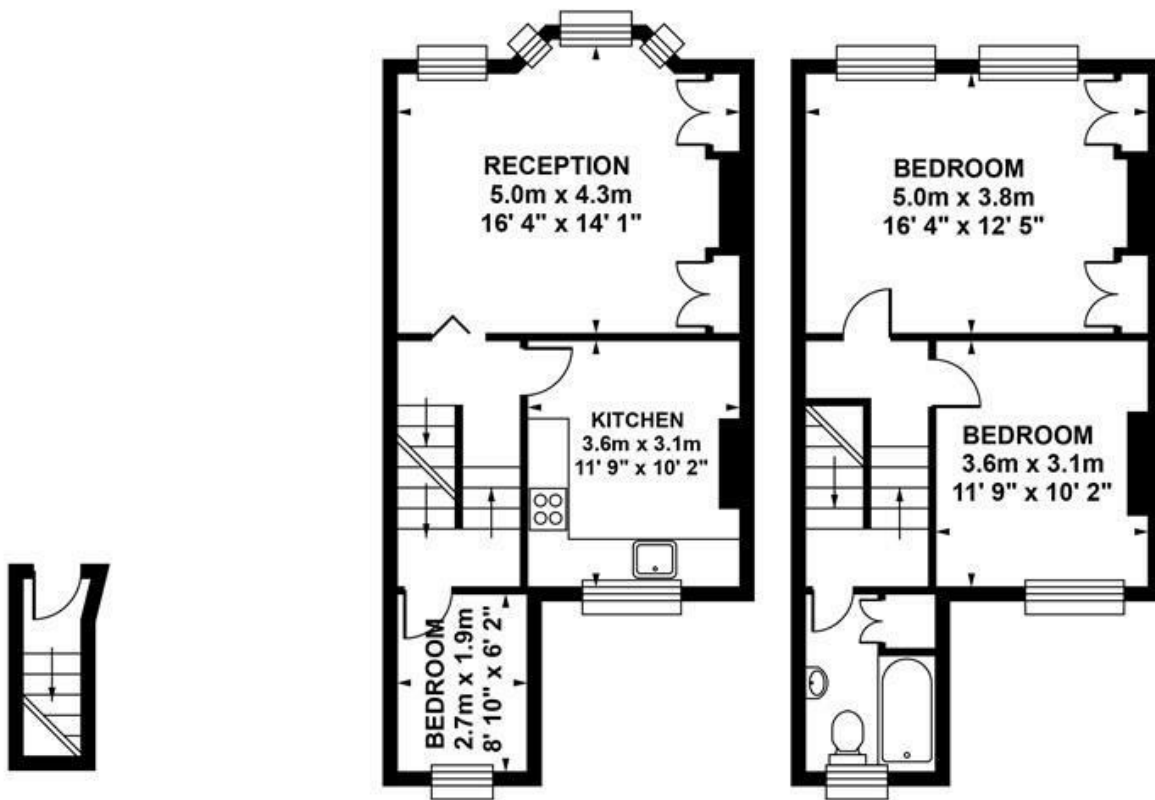
Elegant and Spacious Split Level Period Three Bedder with Tasteful Finish - CHAIN FREE.

We can't speak more highly of this positively huge three bed Victorian stunner. Spread stylishly over the top two floors of a handsome period building in a peaceful enclave yet 5 minute stroll to Lordship Lane, it offers peace, convenience and elegance. The property is thoughtfully presented with tasteful greys and quality carpeting throughout and there's a working fireplace too! The accommodation comprises an impressively wide and bright living room, separate contemporary kitchen/diner, two large double bedrooms, study/single bedroom and a swanky modern bathroom. You're a mere six minutes stroll from luscious Lordship Lane for any amount of fantastic social endeavours. You can be standing on the platform of East Dulwich station in 8 mins where swift, direct services whisk you to London Bridge. Peckham Rye Station will whisk you to Blackfriars, Farringdon, Elephant & Castle, Shoreditch and more. There's a myriad of buses on East Dulwich Road, Peckham Rye and Lordship Lane. Peckham Rye Park is but a short ramble and Dulwich Park is a few minutes in the car. Get your weekly shop done in the 24 hrs Sainsbury's on Dog Kennel Hill.

A shared front garden and entrance leads inward. The inner hall invites you up a staircase which is carpeted in the same quality plush grey as throughout. The study/single bedroom is at the top of the first staircase and supplies an excellent spot for guests or indeed running the home business. A further half flight ascent leads to your marvellous reception which spans the full width of the building. There's a wide bay of original sash windows with stained glass inviting a flood of light inward. Overhead you'll spot original decorative cornicing and a ceiling rose. The working fireplace is flanked on either side by floor to ceiling storage.

The kitchen/diner sits next door with slick, contemporary cabinets, grey timber floors and some fantastic solid wooden counters. Appliances include a SMEG four ring induction hob, oven and an integrated dishwasher. There's oodles of space for a dining table and cooking up a serious storm. The landings and hallways enjoy sleek dark grey on the architraves and up to dado rail level. A brighter shade above accentuates your wonderful tall ceilings. The bathroom sits on the second return with more grey flooring and a modern suite. A nifty fitted storage point has space and plumbing for the washing machine and tumble dryer. There's a shower over the bath, a heated towel rail and some pretty sage tiling. A final ascent delivers your vast master bedroom which faces front through more gorgeous stained glass. Bespoke storage will help keep things tidy. The third and final bedroom, another lovely double, has a feature fireplace and a peaceful rear aspect.

The area is simply awash with pubs and eateries. The much loved East Dulwich Tavern offers friendly beers and summer fun. The Palmerston and Franklins are great for some classy nosh and Franco Manca does the best pizza in town. William Rose butcher is widely loved and we often visit the Moxon's fish mongers. A great selection of curry houses and some fab little cafes to meet your mates. There's an M&S both near East Dulwich station and on Lordship Lane and the East Dulwich Picture House is a fine spot for some flicks. Services from East Dulwich Station will whisk you to Crystal Palace, Beckenham, Peckham and London Bridge.



GROUND FLOOR

Approximate. internal area :
2.25 sqm / 24 sq ft

FIRST FLOOR

Approximate. internal area :
43.53 sqm / 469 sq ft

SECOND FLOOR

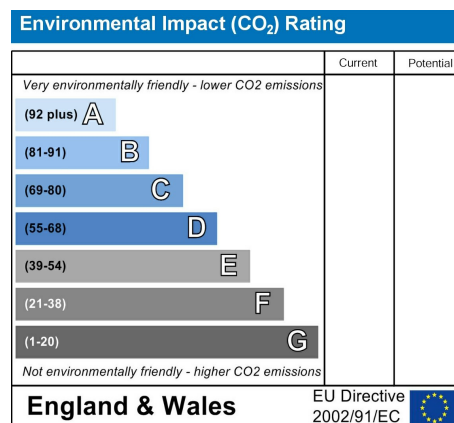
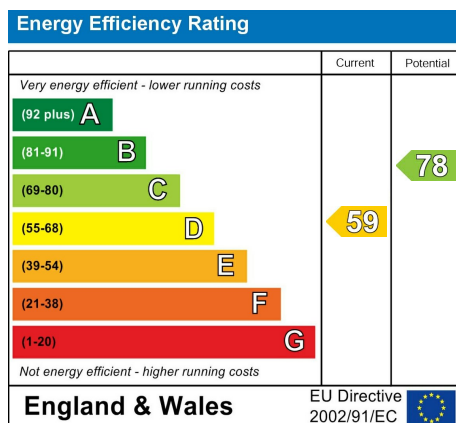
Approximate. internal area :
42.63 sqm / 459 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 88.41 sqm / 952 sq ft

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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