

**HARVEY &
WHEELER**
ESTABLISHED 1855

39 BARRY ROAD
EAST DULWICH SE22 0HR



A distinguished Victorian house of exceptional scale and enduring character, with elegantly proportioned interiors and a substantial south-east facing rear terrace and garden. Enviably positioned in the sought-after Peckham Rye and East Dulwich area, the property is conveniently situated for well-regarded primary and secondary schools.

Set on a tree-lined road leading directly towards Peckham Rye Park, the house extends to approximately 2,513 sq ft/ 233.46 sqm, combining the grandeur of its original architecture with thoughtfully considered spaces for contemporary living throughout.

Spanning the ground and lower ground floors, the principal living accommodation unfolds through three generous reception rooms, each offering a distinct setting for entertaining and everyday living. The rear reception room on the ground floor has access onto a delightful private terrace, while at the heart of the home, a superb open-plan kitchen and dining room opens directly onto the substantial south-east facing garden. A separate WC and dedicated utility/laundry room add further convenience.

The upper floors provide four well-proportioned bedrooms and three bathrooms, with the principal bedroom benefiting from a walk-in wardrobe.

The accommodation is complemented by a well-maintained front garden, complete with bike shed, while a useful side passage provides convenient access between the front and rear of the property.

The location offers an enviable balance of tranquillity and connectivity. Peckham Rye Park is just moments away, while the independent shops, cafés, restaurants and cultural attractions of Lordship Lane and Rye Lane are close at hand. Peckham Rye station provides direct services to Victoria, London Bridge, Blackfriars, City Thameslink, Farringdon and St Pancras, together with connections to Clapham Junction, Canada Water and Shoreditch.

Freehold, EPC Rating D. Tax Band F.

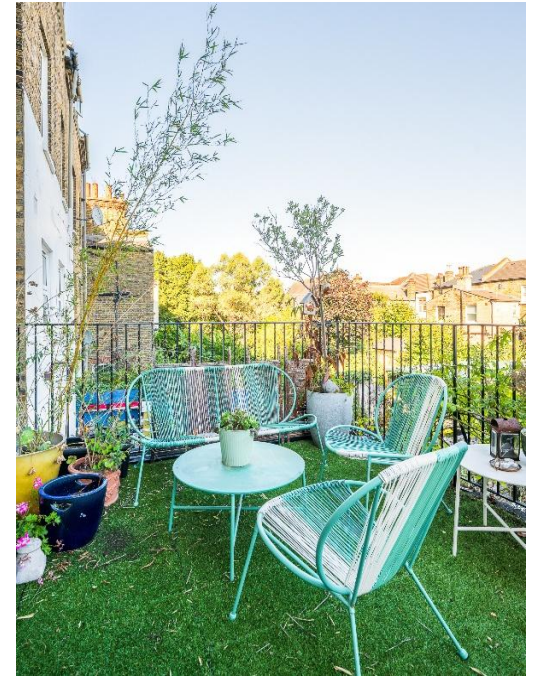
ACCOMMODATION

- | | |
|----------------------|--|
| 4 Bedrooms | 3 Reception rooms |
| Walk-in wardrobe | Wealth of Victorian features |
| 3 Bathrooms | Spacious open plan kitchen/dining room |
| Separate WC | South east facing rear terrace and garden |
| Utility/laundry room | Front garden with bike shed and side passage |

£1,900,000



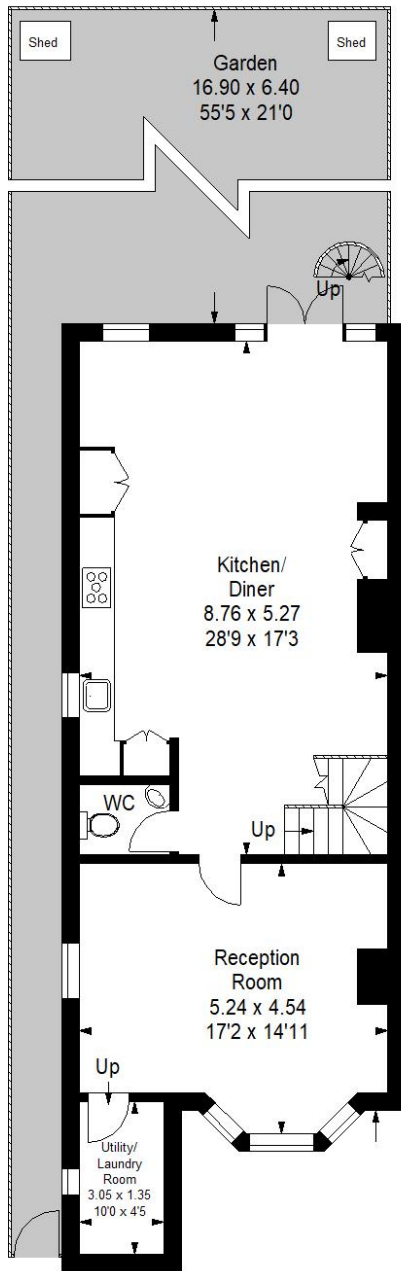




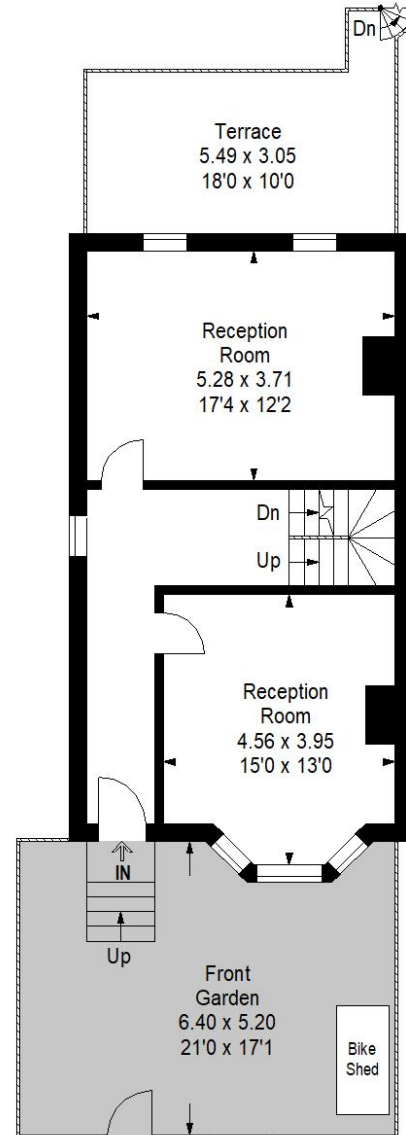


Barry Road, SE21

Approximate Gross Internal Area = 233.46 Sq m / 2513 Sq ft



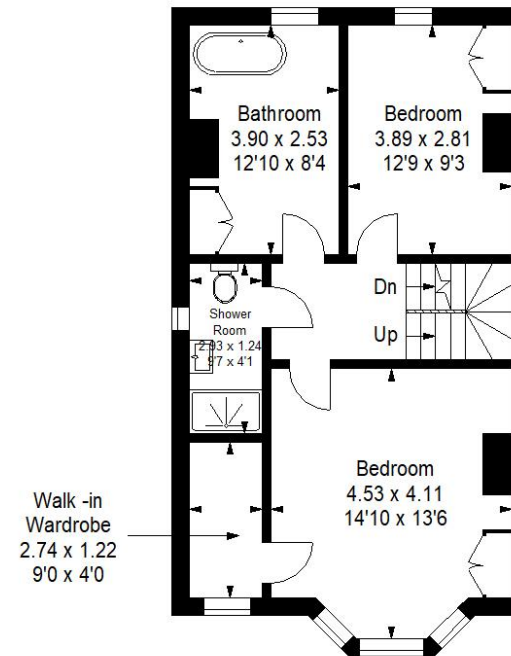
Lower Ground Floor



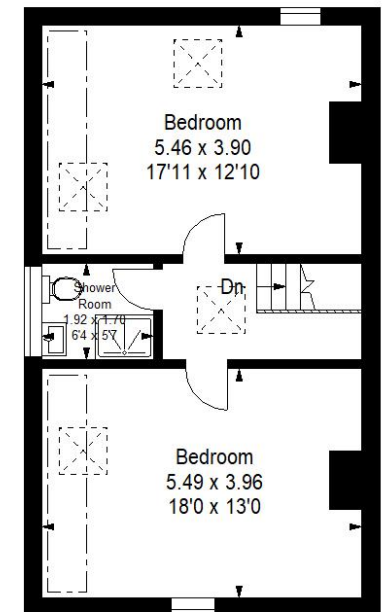
Ground Floor

= Reduced headroom below 1.5m / 5'0"

= Sky Light



First Floor



Second Floor

This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Viewing is recommended, but strictly by appointment with Sole Agents

harveywheeler.com

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.

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