

**HARVEY &
WHEELER**
ESTABLISHED 1855

81 BEAUVAL ROAD
EAST DULWICH, SE22 8UH



An attractive five bedroom Victorian house with off-street parking and a total gross internal area of approximately 2,138 sq ft (198.7 sq m) and located between Dulwich Village and East Dulwich. The house is very well situated for all the amenities of Dulwich Village, local schools, and the shops and restaurants of Lordship Lane.

Arranged over three floors, the house is in good decorative order throughout and retains a wealth of original period features.

On the ground floor, there is a double reception room with a wide bay window at the front, a spacious open plan kitchen dining space with skylights and two bifolding doors at the rear opening onto a raised terrace, ideal for al-fresco dining. Additionally, there is a WC and a cellar.

On the first floor there is the master bedroom, two further double bedrooms and a shower room with a walk-in shower, wash basin and WC.

There is a large bedroom with ensuite shower room on the second floor, along with the fifth bedroom and the family bathroom with a freestanding bath.

The rear garden measures 40'11 x 21'2 (12.5 x 6.5m) and has a decked area to the rear with pergola.

The nearest station is North Dulwich with services to London Bridge (two stops to Peckham Rye for Overground services).

Freehold. EPC Rating D. Tax Band F.

ACCOMMODATION

5 Double bedrooms

Double Reception room

2 Shower rooms (1 ensuite)

Open plan kitchen dining space

Family bathroom

Eaves storage

Ground floor WC

Off street parking

Cellar

Rear raised terrace and garden

£1,900,000







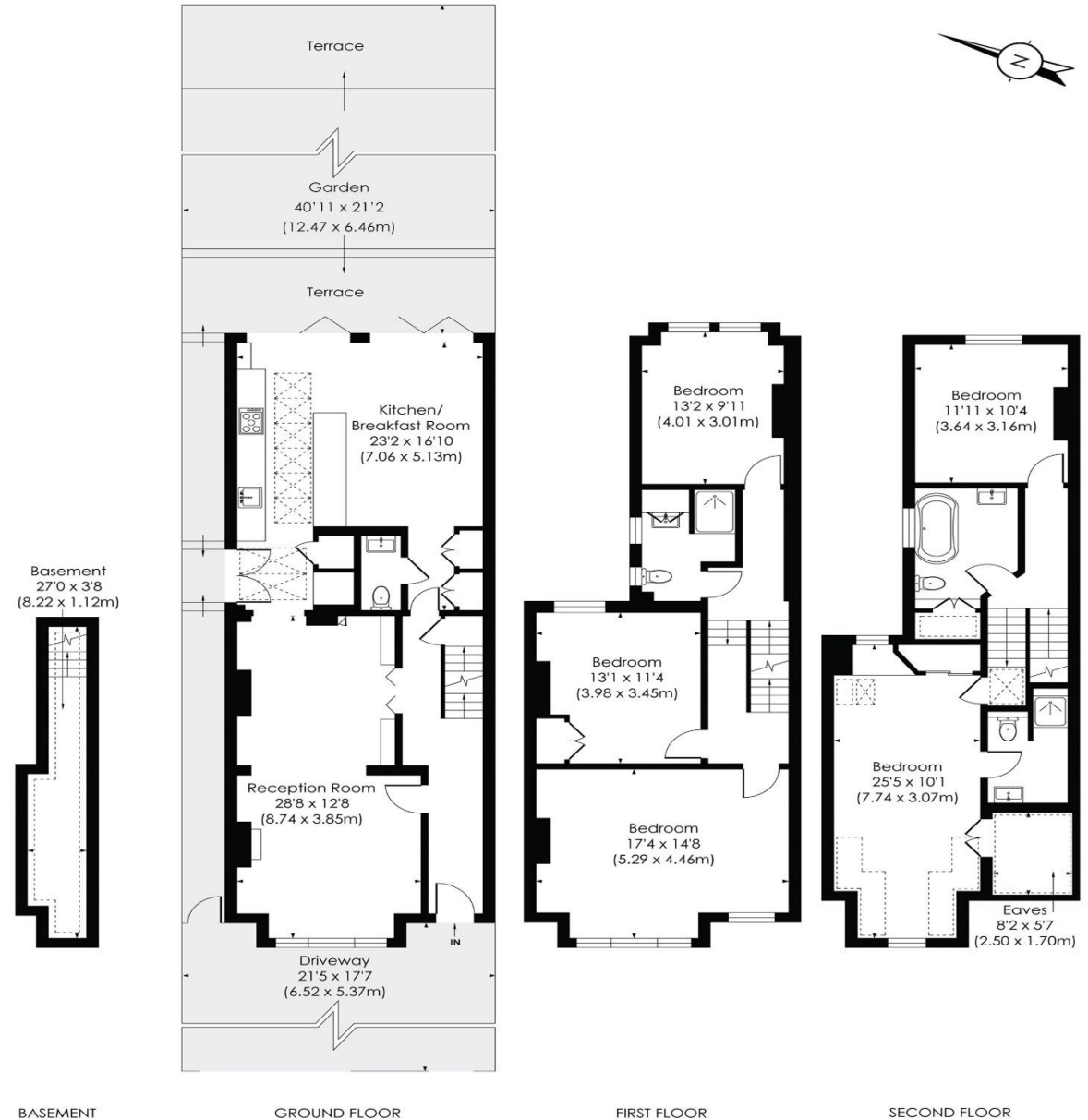


BEAUVALL ROAD, SE22

Approx. Gross Internal Floor Area

Total excluding reduced head height 2138 Sq. ft/198.66 Sq. m

Total reduced head height 158 Sq. ft/14.67 Sq. m



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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

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