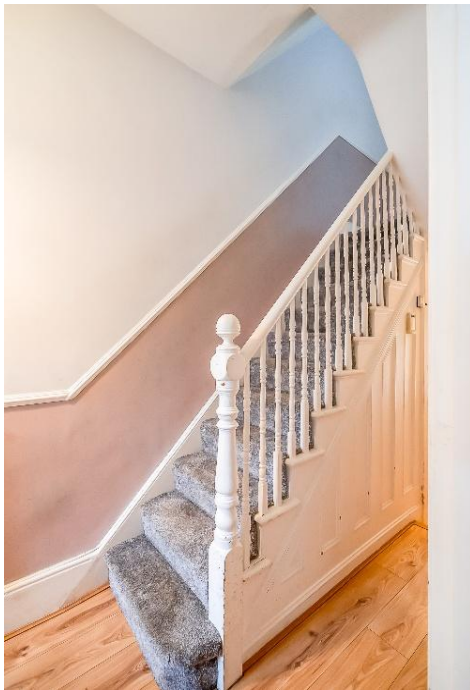


**HARVEY &
WHEELER**
ESTABLISHED 1855

93 GLENGARRY ROAD
EAST DULWICH, SE22 8QA



A very attractive Victorian house, ideally situated on a residential road within easy reach of the popular amenities of both Dulwich Village and East Dulwich.

The property offers a gross internal area of approximately 1,757 sq ft (163sq m), excluding the cellar, and retains a wealth of attractive period features, including stained glass windows, high ceilings, ornate cornicing, fire places and wood flooring.

The house provides versatile and well-proportioned living accommodation, including a dual- aspect double reception and a large eat-in kitchen with French doors opening onto a south-easterly facing courtyard garden. The ground floor also benefits from a convenient WC and access to the cellar, providing useful additional storage.

Arranged over the upper floors are four double bedrooms, together with a spacious bathroom featuring a freestanding bath and a walk-in shower, as well as a separate WC.

This property is particularly well suited to those looking to enjoy the vibrant atmosphere and excellent amenities of Lordship Lane, while also being within close proximity of some of Dulwich's highly regarded schools, including Alleyn's, The Charter School and JAGS.

The nearest stations are East Dulwich or North Dulwich, both offering direct trains to London Bridge.

Offered to the market chain-free, early viewings are highly encouraged.

Freehold. EPC Rating D. Tax Band E.

ACCOMMODATION

4 Double bedrooms (1 en suite)

Spacious family bathroom

Ground floor WC

Upstairs WC

Dual aspect double reception Room

Large Eat-In Kitchen

Cellar

Courtyard Garden

£1,325,000











Glengarry Road, SE22

Approximate Gross Internal Area

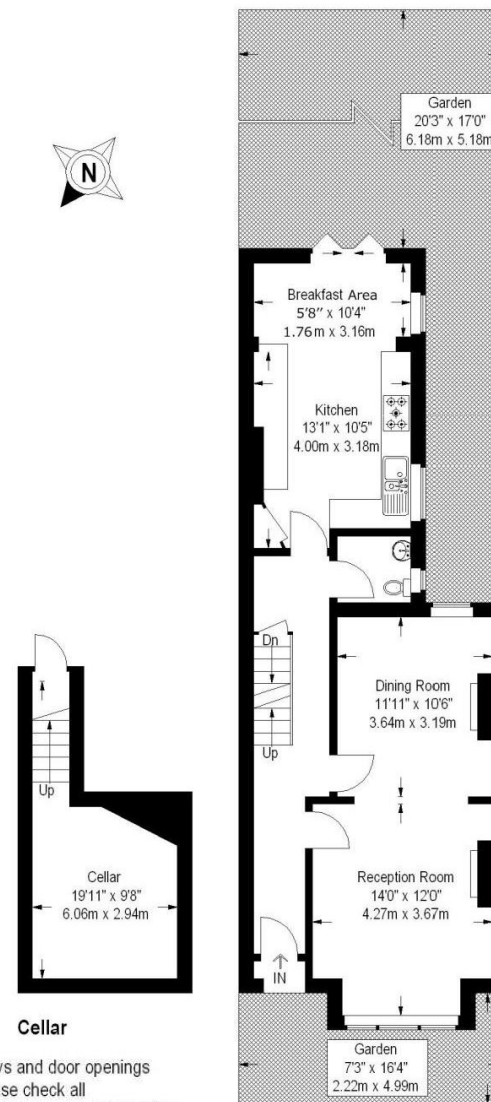
Cellar = 12.4 sq m / 133 sq ft

Ground Floor = 60.2 sq m / 648 sq ft

First Floor = 54.7 sq m / 589 sq ft

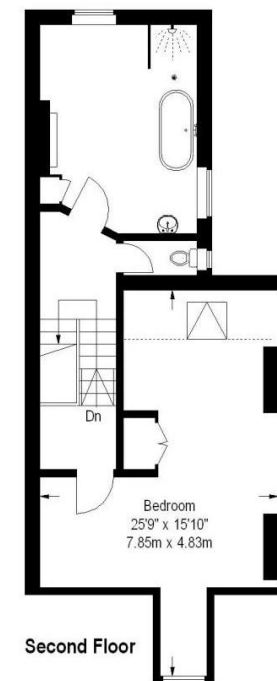
Second Floor = 48.3 sq m / 520 sq ft

Total = 175.6 sq m / 1890 sq ft

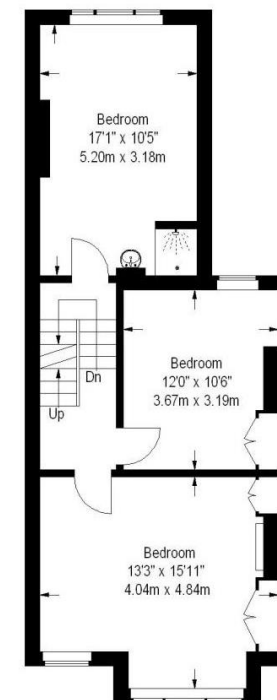


Cellar

Ground Floor



Second Floor



First 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. (ID188561)

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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