



Tarbert Road, SE22
£1,425,000

0208 702 8222
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In general

- Five bedrooms
- Two bathrooms
- Stunning, family home
- Strong school catchment
- Access to basement
- Excellent condition

In detail

CHAIN FREE

Stunning, spacious and substantial family home on this desirable residential street in the heart of East Dulwich.

Tarbert Road offers enviable access into The City and West End from East Dulwich station (0.4 miles) as well as a host of bus and cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye. There are a choice of excellent primary and secondary schools nearby as well as a host of parks and green spaces.

There is a choice of independent shops, bars and restaurants on Lordship Lane, Bellenden Road and towards Dulwich Village.

Boasting over 2,000 Sq Ft of internal space, the double-bay fronted mid-terrace house has been lovingly extended and modernised by the current owners and includes access to the basement. There is a charming double reception with original features, a 19x16-ft modern kitchen-breakfast room that has bi-folding doors out onto the low-maintenance 24-ft garden. Upstairs there are four comfortable bedrooms, a single or study room and two modern bathrooms.

EPC: C | Council Tax Band: F | Freehold



Floorplan

Tarbert Road, SE22

Approximate Gross Internal Area

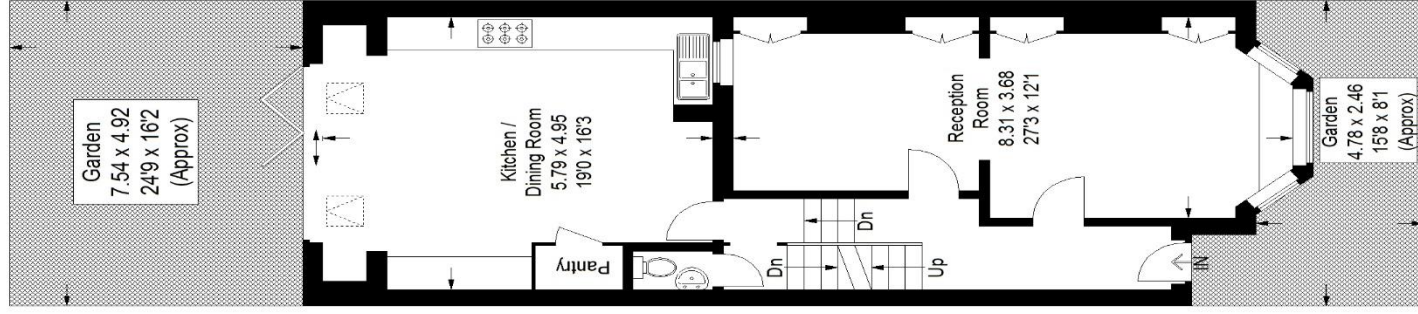
Basement = 11.6 sq m / 125 sq ft

Ground Floor = 68.5 sq m / 737 sq ft

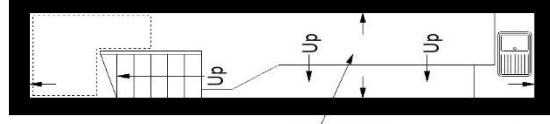
First Floor = 57.4 sq m / 618 sq ft

Second Floor (Excluding Eaves) = 42.1 sq m / 453 sq ft

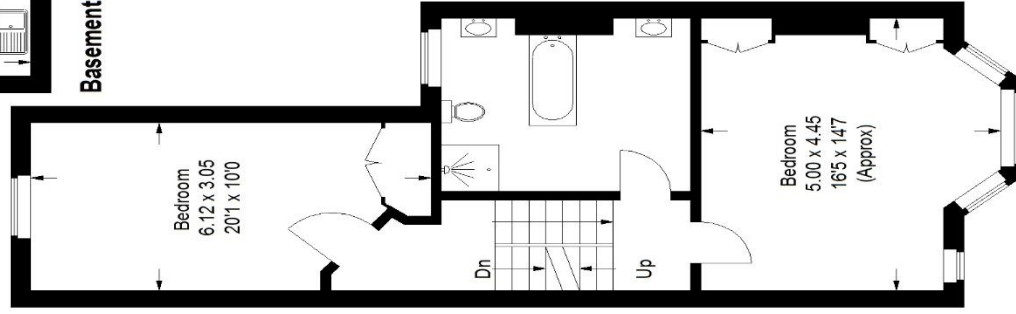
Total = 179.3 sq m / 1933 sq ft



Ground Floor

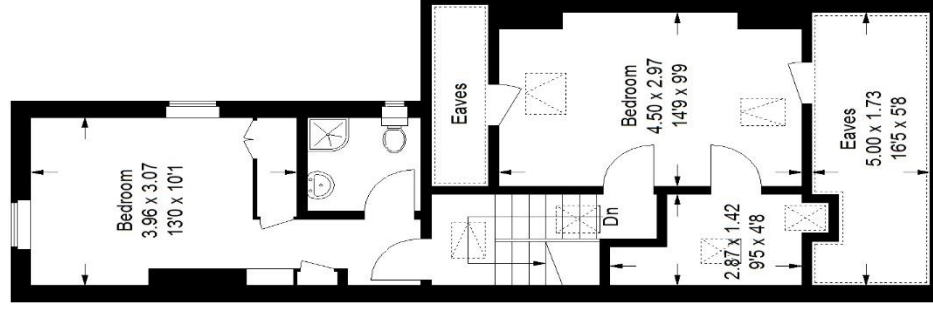


Basement



First Floor

Reduced headroom below 1.5 m / 5'0"



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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