



Nutfield Road, SE22
OIEO £1,200,000

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In general

- Four double bedrooms
- Extended kitchen-diner
- Landscaped 45-ft garden
- Desirable, residential street
- Stunning condition throughout

In detail

Stunning, gorgeous and charmingly extended four-bedroom Victorian townhouse ideally located in the heart of East Dulwich.

Nutfield Road is enviably located to the east of Lordship Lane offering easy access to the independent shops, bars and restaurants as well as the excellent primary and secondary schools and a host of parks and green spaces.

There are strong transport links into The City and West End from East Dulwich station (0.4 miles) and Peckham Rye (1.0 mile) as well as bus connections through the neighbouring Dulwich Village, Camberwell and New Cross.

Boasting almost 1,500 Sq Ft of internal space which has been lovingly modernised and extended using a reputable local architect for stunning master suite on the second floor. As well as an off-suite shower-room – there is a stand-on balcony with westerly rooftop views across East Dulwich while on the first floor are two double bedrooms including a 16 x 11-ft bedroom with built-in wardrobes.

On the lower ground floor – there is a modern kitchen-diner with sumptuous parquet flooring and bi-folding doors that leads out onto a mature 45-ft landscaped garden. On the hall-floor there is a spacious but cosy reception room with bespoke cabinetry around the fireplace as well as a single bedroom or study.

EPC: TBC | Council Tax Band: D | Freehold



Floorplan

Nutfield Road, SE22

Approximate Gross Internal Area

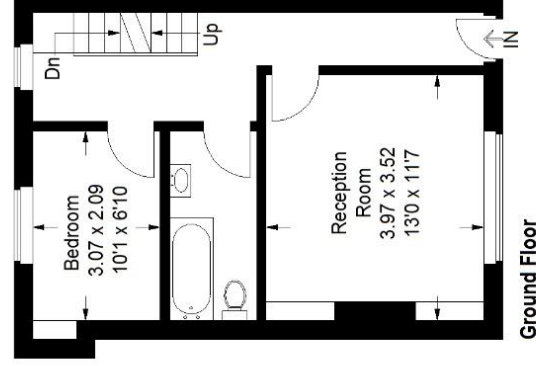
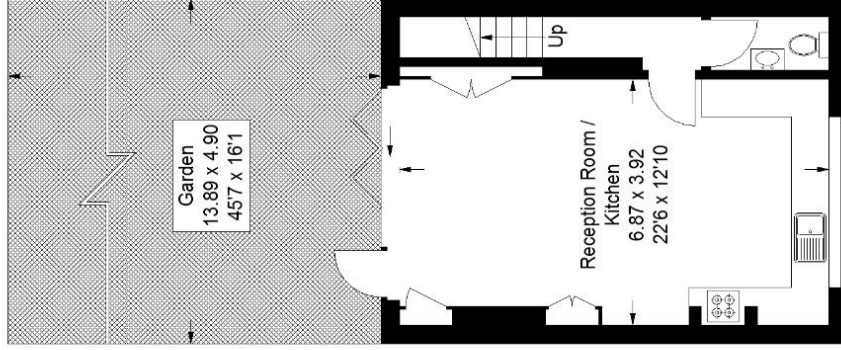
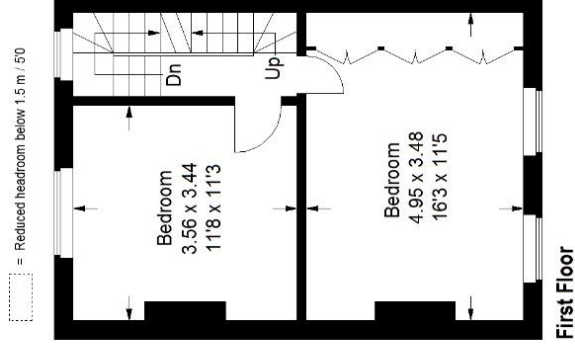
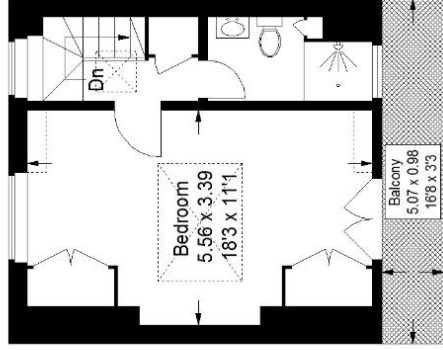
Lower Ground Floor = 34.8 sq m / 375 sq ft

Ground Floor = 36.3 sq m / 391 sq ft

First Floor = 35.9 sq m / 386 sq ft

Second Floor = 27.5 sq m / 296 sq ft

Total = 134.5 sq m / 1448 sq ft



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