



WELLINGTON MEWS, EAST DULWICH, LONDON, SE22

£850,000 FREEHOLD

A FANTASTIC AND RARELY AVAILABLE END-OF-TERRACE HOME, SITUATED IN A PRIME LOCATION IN SE22, MOMENTS FROM PECKHAM RYE PARK.

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Tenure Freehold | Council Tax Band E – London Borough of Southwark |

winkworth.co.uk

Winkworth

See things differently



DESCRIPTION:

A fantastic and rarely available end-of-terrace home, situated in a prime location in SE22, moments from Peckham Rye Park. Positioned on Wellington Mews, a small, private road on the doorstep of Peckham Rye Common, is this well-presented family home. The property boasts wood flooring throughout and provides a spacious kitchen, finished to a high spec with lots of storage. A spacious reception/diner to rear offers lots of natural light and French doors that lead out to a tranquil and private south-facing patio garden with side access.

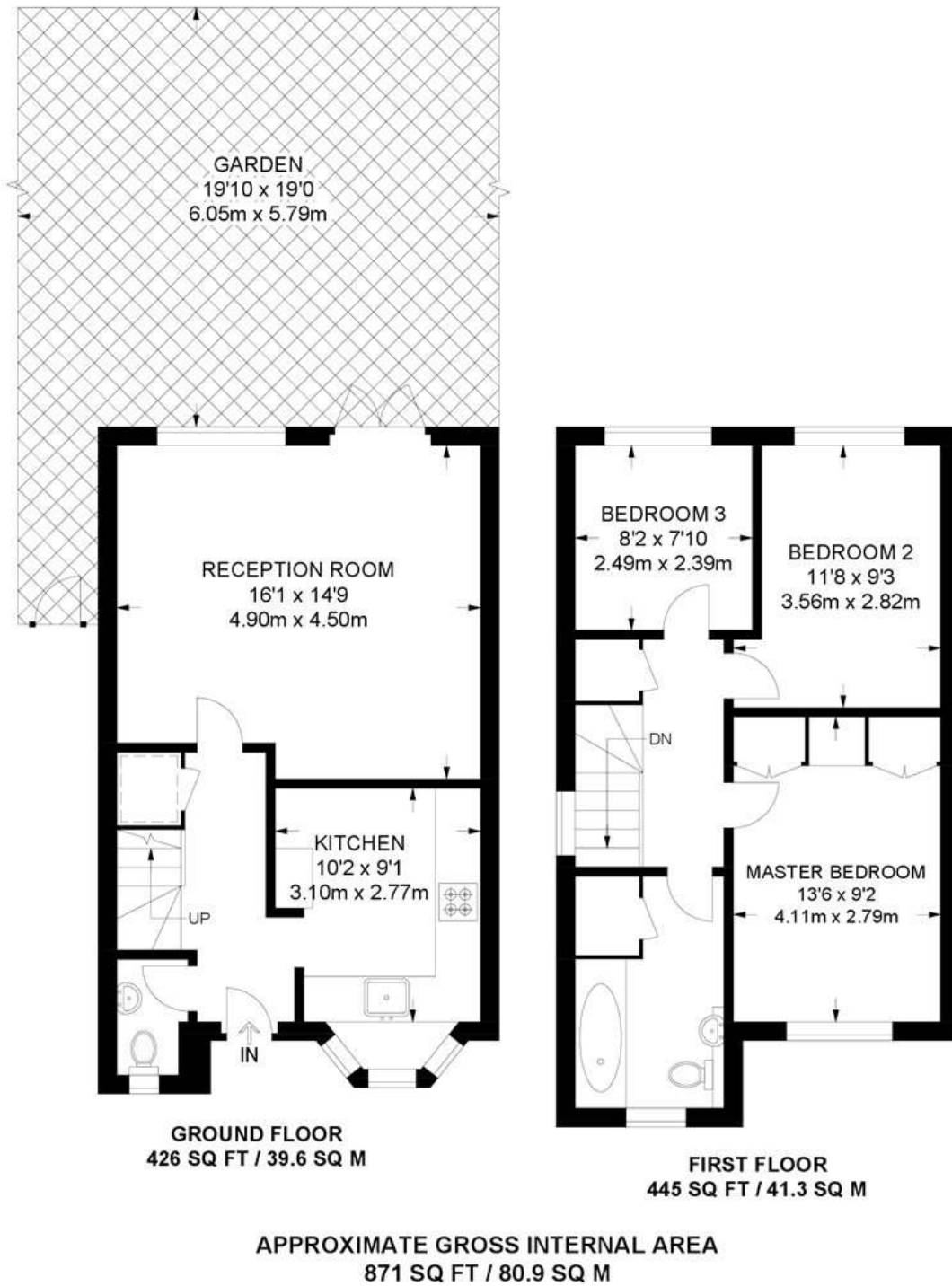
The ground floor further comprises a WC, and lots of internal storage. The first floor is stunning, completed to a high finish with tasteful colour tones, wooden plantation shutters and plenty of natural light. The first floor comprises three double bedrooms, the master, large with built-in wardrobes, and a further two overlooking the luscious garden at the back. The family bathroom offers a large bath and shower, underfloor heating, airing cupboard and heated towel rail. This property is exceptionally presented and offers a magnificent opportunity to a young family looking for space. A large loft has extension potential and the house is situated within great school catchments. The home also has the bonus of being within easy access to the shops, bars and restaurants on Lordship Lane, North Cross Road, Peckham Rye and Bellenden Road. Transport links are provided via East Dulwich station for direct links to London Bridge and Peckham Rye for National Rail to Victoria; Thameslink services to Blackfriars; and the overground to East London.

AT A GLANCE

- Three Double Bedrooms
- Modern Kitchen With Built-In Appliances
- Two Parking Spaces
- South Facing Garden
- New Floors Throughout
- Potential For Loft Conversion STPP
- Banham Security System In Place
- Smart Hive Thermostat
- School Catchment Area







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.