



PELLATT ROAD, EAST DULWICH, LONDON, SE22  
**£1,400,000 FREEHOLD**

**AN EXCEPTIONAL SEMI-DETACHED FAMILY HOME, SITUATED IN A STELLAR LOCATION CLOSE TO LORDSHIP LANE AND MANY POPULAR SCHOOL CATCHMENTS.**

Dulwich | 020 8299 2722 | [dulwich@winkworth.co.uk](mailto:dulwich@winkworth.co.uk)

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

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## DESCRIPTION:

This stunning property is offered to the market in exceptional condition. Boasting a spacious reception to front, with bespoke joinery, high ceilings, plantation shutters and engineered wood flooring. The ground floor further comprises a large kitchen-reception to rear, including a fully fitted kitchen, built in appliances, kitchen island with downward extractor and large sliding doors that lead out to a south facing garden to rear. The ground floor further comprises a WC, and plenty of built in storage. The first floor comprises two spacious double bedrooms and an exquisite family bathroom with walk in shower and free standing bath. The second floor has been fully extended to provide two further double bedrooms, shower room and all finished to a tasteful standard. The property is situated in a highly sought-after area close to Lordship Lane, Dulwich Park and Peckham Rye Park. Primary school catchments are in abundance, with Harris, Heber, Goodrich & Dulwich Village Infants to name a few. Lordship Lane offers a fantastic array of shops, bars and restaurants. Transport links are provided via East Dulwich for direct access to London Bridge or a short bus to either Denmark Hill or Peckham Rye for the Overground.

## AT A GLANCE

- Four Double Bedrooms
- Two Reception Rooms
- Large Open-Plan Kitchen with Built-in Appliances
- Two Bathrooms and a Downstairs WC
- South Facing Garden
- School Catchment Area
- Sought After Location

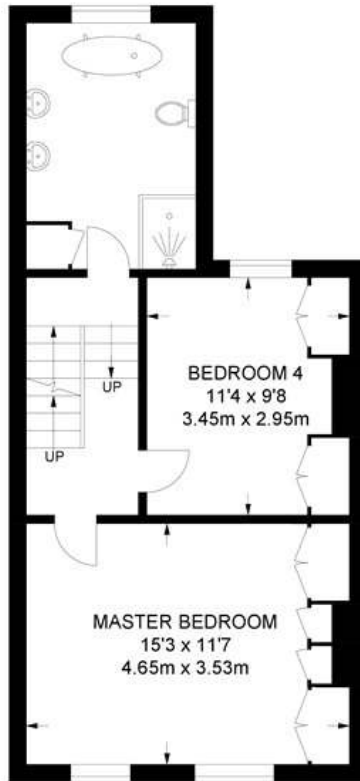




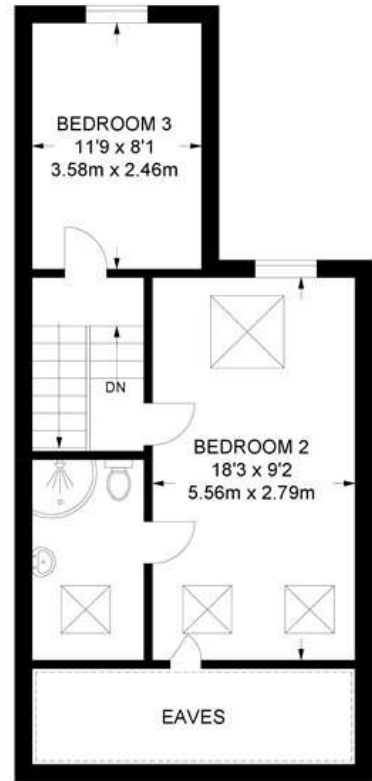




**GROUND FLOOR**  
735SQ FT / 68.3 SQ M



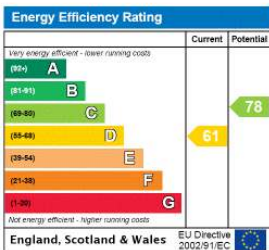
**FIRST FLOOR**  
458 SQ FT / 42.5 SQ M



**SECOND FLOOR**  
458 SQ FT / 42.5 SQ M

**APPROXIMATE GROSS INTERNAL AREA**  
1651 SQ FT / 153.3 SQ M

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.



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