



ELSIE ROAD, EAST DULWICH, LONDON, SE22  
OIEO £1,800,000 FREEHOLD

**A SUBSTANTIAL 5 BEDROOM DETACHED  
PROPERTY, SITUATED ON ONE OF THE MOST  
SOUGHT AFTER ROADS IN SE22.**

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

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

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently





## DESCRIPTION:

A substantial 5 bedroom detached property, situated on one of the most sought after roads in SE22. Boasting in excess of 2000sq ft is this spacious detached house. The property boasts on the ground an impressively large reception room, spacious kitchen and separate dining room. There is an existing conservatory in place to rear showing the footprint of further extension potential. The first floor comprises four double bedrooms, a spacious bathroom and lots of storage. There is a further double bedroom in the loft with the potential to be extended further STPP. The property further boasts off street parking and a private garage. The location offers fantastic access to the shops, bars and restaurants on Grove Vale, Lordship Lane, Bellenden Road and Dulwich Village. Transport links are provided via East Dulwich for direct links to London Bridge or a short bus to Denmark Hill for the overground. School catchments are in abundance with Charter East for secondary as well as an array of local primary schools.

## AT A GLANCE

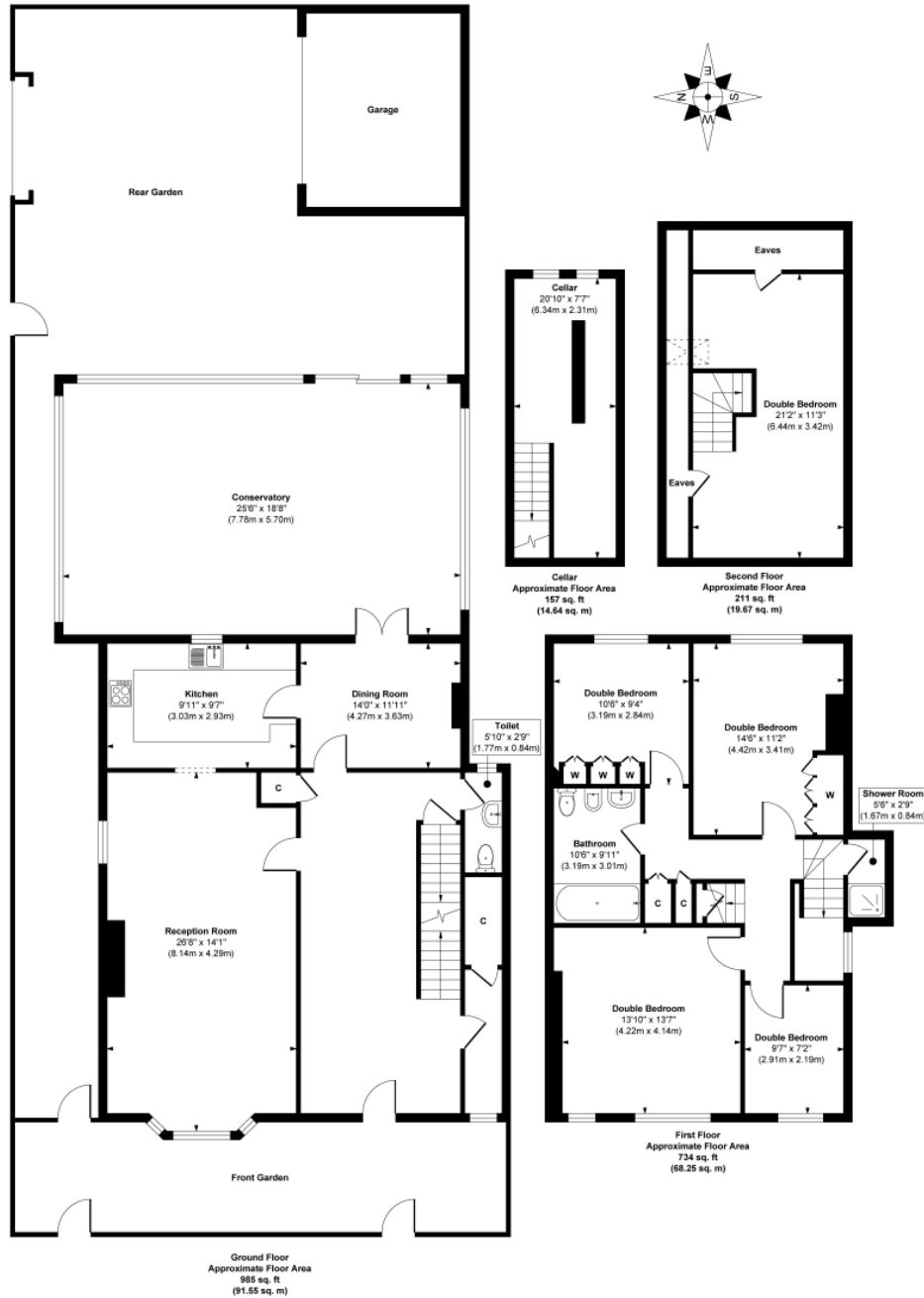
- Five Bedrooms
- Two Reception Rooms
- Two Bathrooms
- House
- Detached
- Garden
- Freehold
- Extension Potential STPP
- Off-Street Parking
- Garage







# Elsie Road



**Approx. Gross Internal Floor Area 2087 sq. ft / 194.11 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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.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.