

**KELMORE GROVE, EAST DULWICH, LONDON SE22**  
**£1,600,000 FREEHOLD**

**A GORGEOUS VICTORIAN, SEMI-DETACHED HOME,  
 SITUATED ON A QUIET TREE LINED ROAD BETWEEN  
 PECKHAM RYE PARK AND GOOSE GREEN.**

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

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

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## DESCRIPTION:

Welcome to 12 Kelmere Grove – a beautifully extended and immaculately presented four-bedroom home, offering bright, modern living space and a private garden on a peaceful residential street. This attractive family home offers the perfect balance of period charm and contemporary style. Inside, a light-filled front reception room with bay windows creates a warm and inviting welcome. To the rear, the home opens into a spacious open-plan kitchen and dining area, complete with sleek cabinetry, integrated appliances and generous work surfaces — ideal for modern family life and entertaining. Bi-fold doors lead directly onto a private garden, ideal for summer evenings and outdoor dining. Spread over three floors, the house features four spacious bedrooms and two stylish bathrooms, including one with a walk-in shower and one with a full-size bathtub. The layout offers flexibility for growing families, home working or guest accommodation. This freehold property in Kelmere Grove benefits from excellent natural light, thoughtful finishes throughout, and ample storage. Located in a sought-after area, this property is close to local parks, popular schools, independent cafes, shops and convenient transport links offering easy access into Central London.

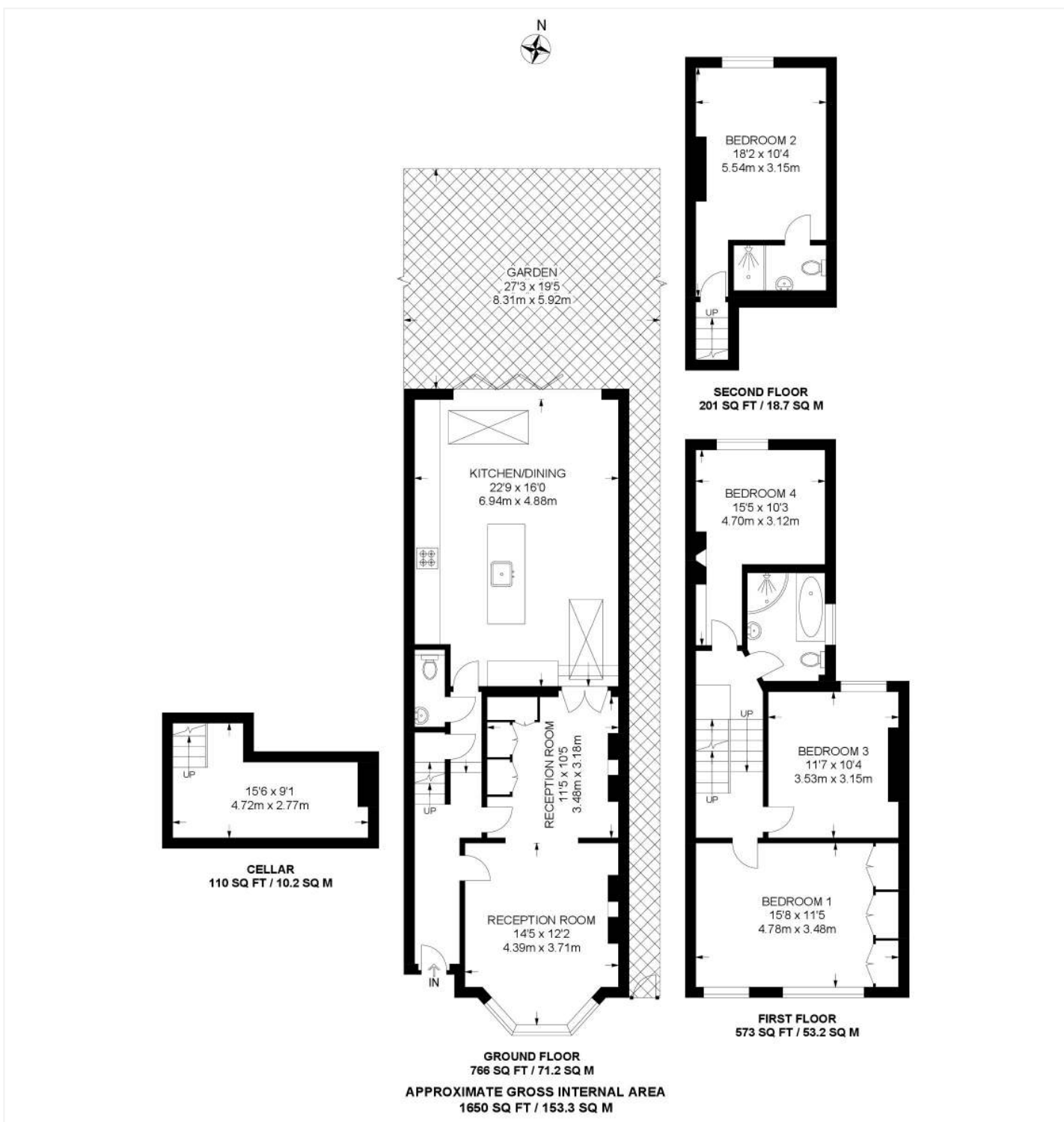
## AT A GLANCE

- 4 bedrooms, 2 bathrooms
- Freehold
- Spacious kitchen/diner opening onto private garden
- Bright front reception room with bay window
- Potential to extend (STPP)
- Quiet residential street
- Close to parks, schools and transport links









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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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