



PLAYFIELD CRESCENT, EAST DULWICH, LONDON, SE22
£900,000 FREEHOLD

**A CHARMING, VICTORIAN THREE-BEDROOM
 HALF-HOUSE, SITUATED IN A HIGHLY
 SOUGHT-AFTER LOCATION IN SE22.**

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

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

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DESCRIPTION:

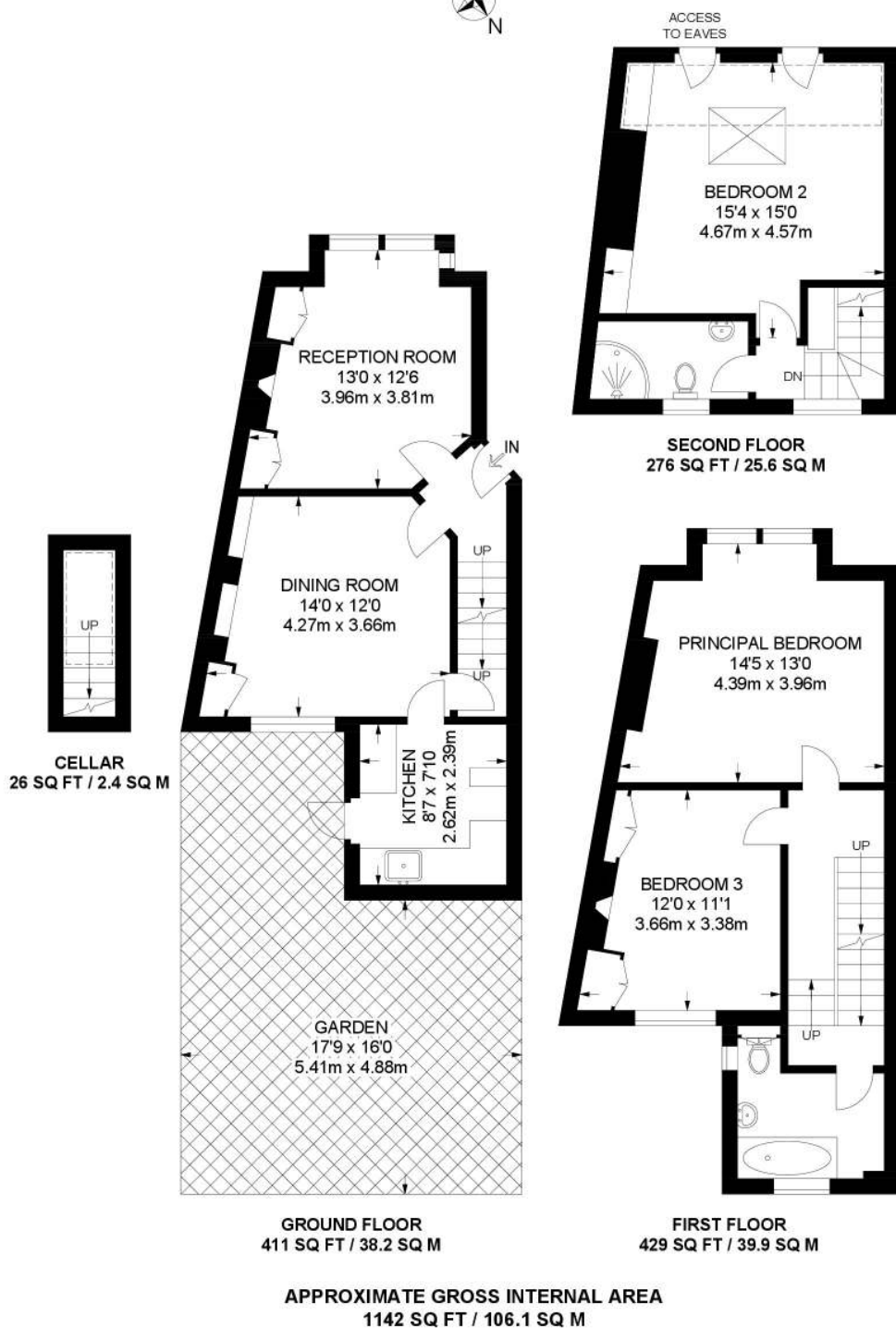
A charming, Victorian three-bedroom half-house, situated in a highly sought-after location in SE22. This lovely property is situated on one of East Dulwich's most sought-after roads. Comprising on the ground floor, a spacious reception boasting high ceilings, original fireplace and bespoke joinery. A dining room and fully fitted kitchen to the rear. The kitchen leads out to a spacious garden. There is potential to extend to the rear STPP. The first floor comprises one double bedroom, a single bedroom, and a family bathroom. The loft has been converted to provide a spacious en-suite double bedroom. The property location offers easy access to Lordship Lane with its fantastic array of shops, bars, and restaurants. School catchments are in abundance with Heber, Goodrich, and Harris primaries to name a few, with the charter secondary also within catchment. Transport links are provided via East Dulwich for direct links to London Bridge, Denmark Hill for the Overground, or Forest Hill for the East London line.

AT A GLANCE

- Victorian three-bedroom half-house
- Large private garden
- Potential to extend (STPP).
- Three well-sized bedrooms, including a converted loft with en-suite
- Excellent location
- Strong transport links to Central London.







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		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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