



GLENGARRY ROAD, EAST DULWICH, SE22
£1,800,000 FREEHOLD

AN ABSOLUTELY STUNNING FAMILY HOME,
SITUATED ON ONE OF THE MOST SOUGHT-
AFTER ROADS IN SE22.

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See things differently



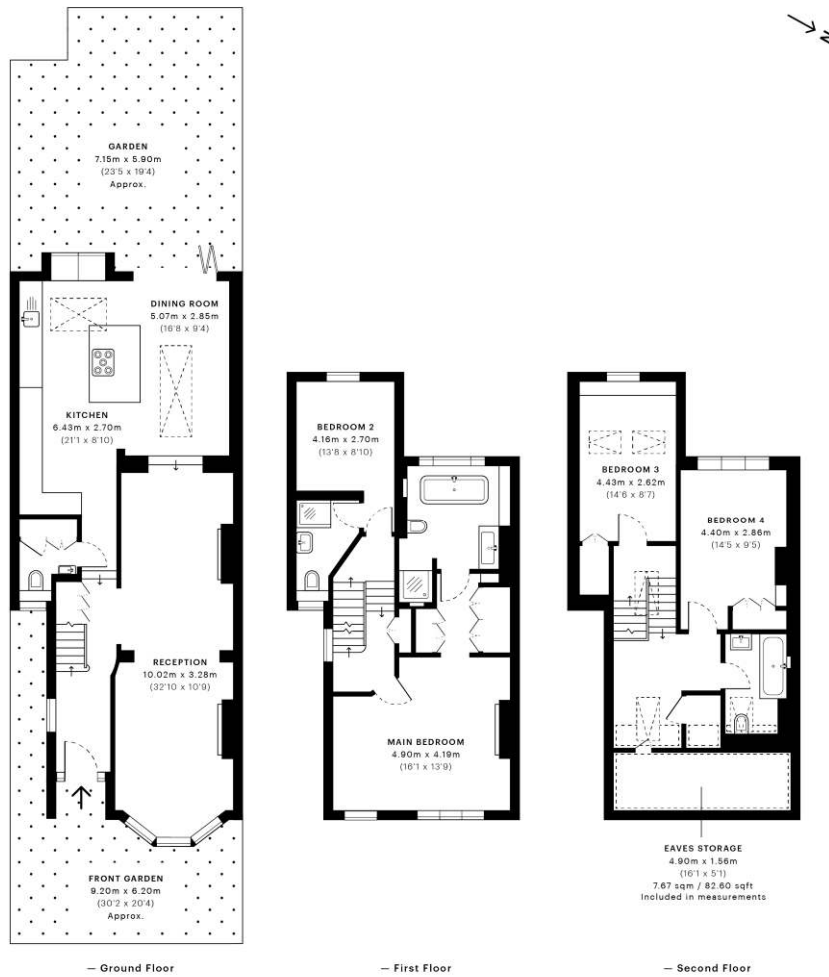
DESCRIPTION:

An absolutely stunning family home, situated on one of the most sought-after roads in SE22. This beautifully presented home has been finished to an impeccable standard using exquisite materials such as reclaimed parquet flooring, polished concrete, marble, quality fittings by Buster & Punch and Keuco, lights by Bert Frank as well as Farrow and Ball colours throughout. A smart paneled front door with brass features leads into the hallway which allows direct views through the kitchen situated at the back of the plan to the lovely garden. The hallway also leads into the wonderfully traditional double reception sitting to the front of the house, complete with original slate feature fireplaces, mahogany parquet flooring, window shutters and impressive high ceilings. The rear has been extended to allow for the generous bright open-plan kitchen/ reception. The bespoke gourmet kitchen is fully fitted, boasting built-in Gaggenau appliances, a pantry cupboard, marble worktops, solid brass sink and boiling water tap as well as ample storage. An inviting window seat and the large bifold doors connect the space seamlessly to the S/W facing garden which has been cleverly designed to provide entertaining space with built-in seating, storage and a playhouse. Surrounded by solid London stock brick walls topped with vertical cedar slats and equipped with raised planters made from the same London stock brick, this is a well-functioning easy to maintain oasis. There is also a WC on this floor with space for fully concealed washing machine and dryer as well as a handy utility sink. The ground floor further benefits from understairs storage and underfloor heating throughout. A lovely double bedroom with an en-suite shower room sits on the first floor. Stairs lead up to an impeccably designed master suite. The generously sized light filled bedroom is grounded by the same reclaimed parquet flooring used on the ground floor. Further character is added by the original cast iron fireplace and beautiful shutters on the windows. The walk-through wardrobe is fitted with floor to ceiling cupboards and leads to the wonderful bathroom where a free-standing bath sits under the large, shuttered sash window. The bathroom has a spacious walk-in shower and a beautiful vanity with decorative ceiling pendants as well as ample built-in storage. There is also underfloor heating. A further set of stairs leads to a charming double bedroom where the ceiling has been opened to use the roof pitch to give a sense of space and fun. A built-in wardrobe provides useful storage. At the top of the house sits the final double bedroom. This boasts a large picture window allowing for light to flood the room and for lovely views of the neighbourhood's gardens. Generous built-in wardrobe and display space is provided. There is also a smart full bathroom and a large landing area with room for comfortable seating or a desk as well as access to under-eaves storage. The location provides everything that Dulwich has to offer, from highly sought-after primary and secondary school catchments, world renowned independent schools (James Allen's Girls' School, Alleyn's School and Dulwich College) to easy access to either Dulwich Village or the hustle and bustle of Lordship Lane. Transport links are provided via East Dulwich for direct links to London Bridge in 15 minutes, or either a short bus to Brixton for the underground or Denmark Hill/Herne Hill for the overground with services to London Victoria, Thameslink services via London Blackfriars, St Pancras and Luton.

AT A GLANCE

- Four Double Bedrooms
- Double Bedroom
- Open-Plan Kitchen
- En-suite
- East charter catchment
- South West Facing Garden
- Central Location





GROSS INTERNAL AREA (GIA)
The balance of this property
186.69 sqm / 2009.51 sqft

NET INTERNAL AREA (NIA)
Excludes walls, external features
(includes eaves storage measured to head height)
165.40 sqm / 1780.35 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.9m
9.19 sqm / 98.92 sqft

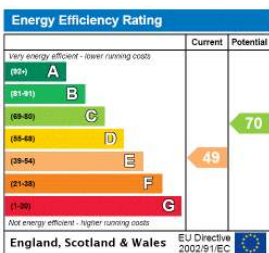


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pools and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWS 08 RESIDENTIAL: 163.89 sqm / 1757.27 sqft
IPWS 0C RESIDENTIAL: 174.14 sqm / 1874.43 sqft

SPEC ID: 5636b751e06f1e0d8bd8a5ff

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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