



Crystal Palace Road, East Dulwich, London, SE22

£2,300,000 *Freehold*

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A truly exceptional Victorian family home in the heart of East Dulwich, meticulously refurbished to the highest standard with an outstanding attention to detail. Spanning over 2,200 sq ft, this elegant property combines classic period character with cutting-edge modern design and premium finishes throughout.

KEY FEATURES

- Bespoke Boffe Design kitchen with island and premium appliances
- Electric Velux roof windows in kitchen and loft stairwell
- High-quality detailing: Corston ironmongery and faceplates, light fittings by Tom Raffield and Corston
- Completely refurbished: all new joists, wiring, acoustic & thermal insulation, central heating and roof finishes
- Exterior brickwork fully restored and repointed with lime mortar by Spartan Restoration



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The lower ground floor has been fully damp-proofed (with warranty) and redesigned for contemporary living. A bespoke Boffe Design kitchen with a central island, quartz surfaces, and integrated appliances opens directly onto a large west-facing garden (40ft), perfect for entertaining and family life. This space is enhanced by water-fed underfloor heating, electric opening Velux roof windows, and Corston Architectural Ironmongery fixtures throughout. A snug reception space, dedicated utility room, WC, and a versatile fifth bedroom/gym complete this floor.

On the raised ground floor, a striking double reception room (25'5 x 13'0) with original bay window, high ceilings, and period detailing provides elegant formal living and entertaining space.

The first floor hosts a luxurious principal suite, featuring a large walk-in wardrobe and a stunning en-suite bathroom, alongside a further family bathroom.

The second floor offers two further double bedrooms and an additional bathroom, with abundant natural light courtesy of an electric opening Velux flat roof window above the stairwell.

Ideally located on Crystal Palace Road, the property is just moments from the vibrant independent shops, cafés and restaurants of Lordship Lane, including Bellenden Road within a short walk. The wide open spaces of Peckham Rye Park, Goose Green and Dulwich Park are all within a 15 min walk. Excellent local schools are within easy reach, including Harris, Heber & Charter East for secondary. Both East Dulwich and Peckham Rye stations offer quick links to London Bridge, the City and Canary Wharf.

A rare opportunity to purchase a turn-key Victorian family home that has been completely reimagined for 21st-century living in one of East Dulwich's most sought-after locations.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: E

EPC rating: TBC

Mobile phone coverage:

EE (Good outdoor and in-home)

Three (Good outdoor and in-home)

O2 (Good outdoor and in-home)

Vodafone (Good outdoor and in-home)

(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only.)

Available broadband:

Ultrafast Broadband: FTTP

Superfast Broadband: FTTC

Standard Broadband: ADSL

Networks in your area: Virgin media, Openreach

(Information supplied by Ofcom)

Flood Risk: Low risk of surface water flooding / Very low risk river and sea flooding (Information supplied by gov.uk and purchasers are advised to seek their own legal advice)

Floor plan: Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.



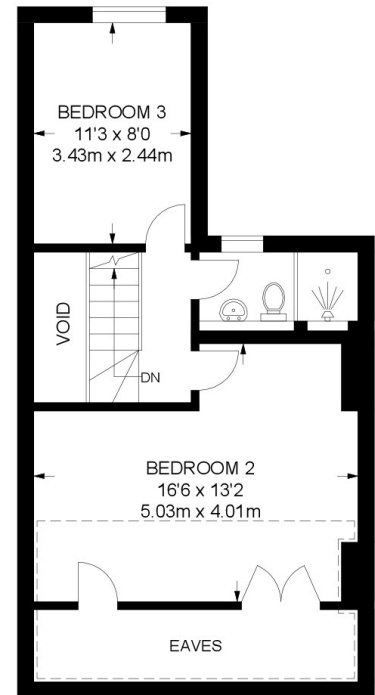
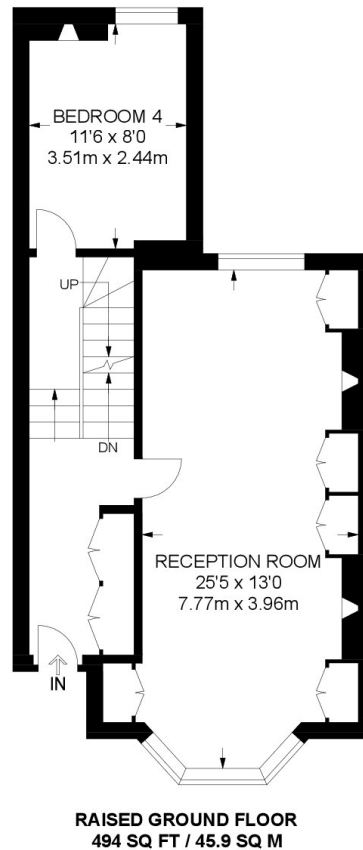
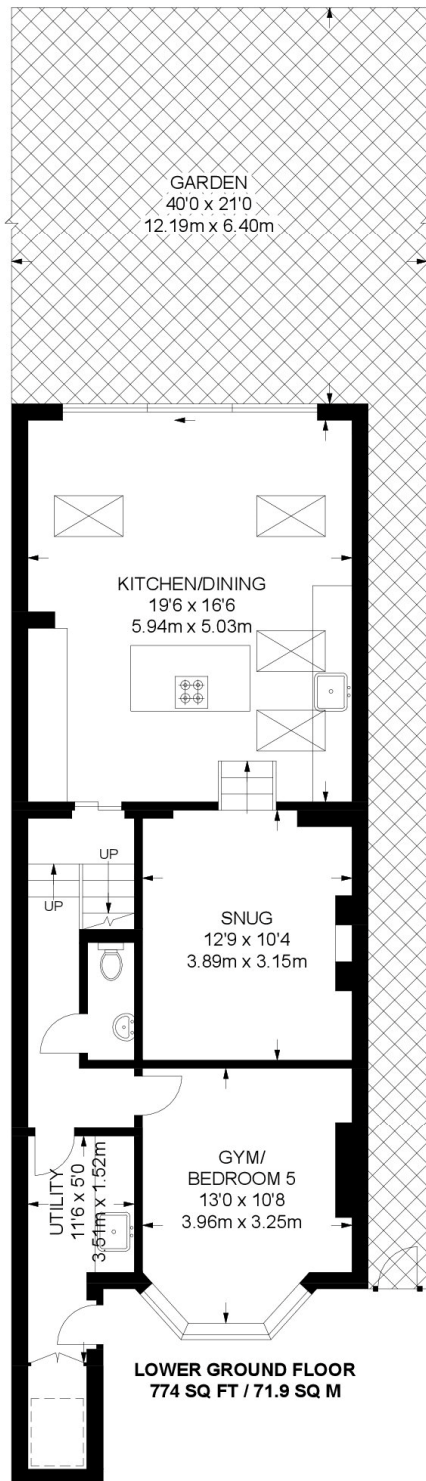
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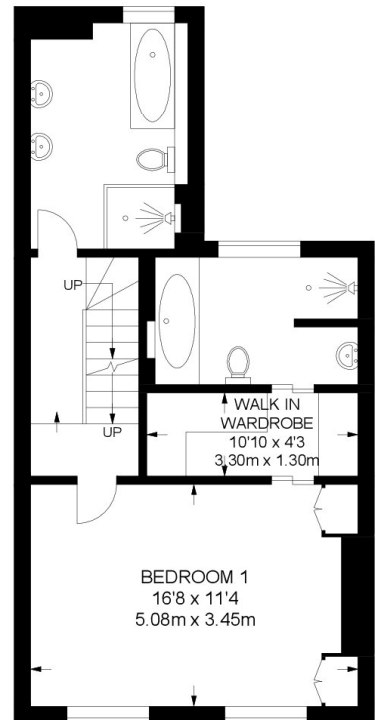
<https://www.winkworth.co.uk/sale/property/DUL250347>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





SECOND FLOOR
460 SQ FT / 42.7 SQ M



FIRST FLOOR
484 SQ FT / 45 SQ M

APPROXIMATE GROSS INTERNAL AREA
2212 SQ FT / 205.5 SQ M (INCLUDING EAVES)

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