



SHAWBURY ROAD, EAST DULWICH, LONDON, SE22
OIEO £2,000,000 FREEHOLD

A FANTASTICALLY WELL PRESENTED, FOUR
DOUBLE BEDROOM HOME SITUATED IN THE
HEART OF SE22, JUST OFF LORDSHIP LANE.

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

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

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DESCRIPTION:

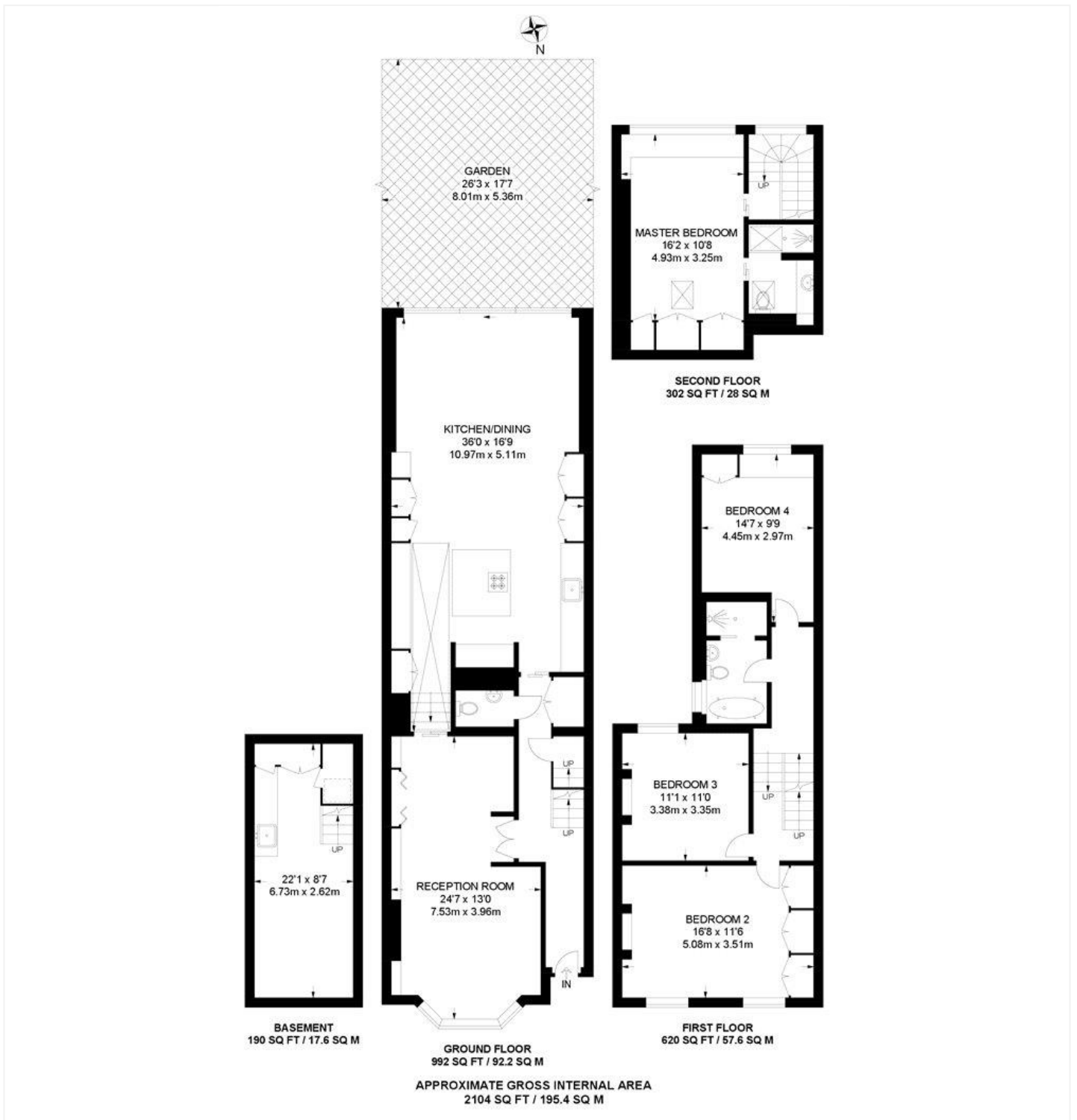
This exceptional home is offered to the market in fantastic condition. Comprising on the ground floor a spacious double reception, boasting bespoke joinery, built in speakers and engineered wood flooring. Through the reception the property boasts a large open-plan kitchen/diner and second reception. The kitchen/diner boasts polished concrete underfloor heating The Quooker tap, Iand built in appliances are all meticulously fitted within the bespoke Ian Dunne kitchen. Acoustic insulation, air conditioning and heat reflective sliding doors to garden, are further benefits to the ground floor of the property. The basement has been dug out to provide a home gym, complete with built in surround sound. Further benefits include a utility room and WC. The first floor comprises three double bedrooms, all incorporating bespoke built in storage, and a spacious family bathroom. The family bathroom boasts a free standing bath and underfloor heating throughout, including in the shower. The loft has been extended to promise an impressive master suite, boasting tonnes of built in storage, a/c, privacy electric blind and ensuite shower room. The en-suite shower room includes bespoke cabinetry and a never before seen by Winkworth, retractable electric glass ceiling, for open air showering. The property has been meticulously refurbished from top to bottom, whilst still retaining a lot of its Victorian charm. Further benefits include access to the popular primary and secondary schools in the area, such as Harris, Heben, Charter East and St John & St Clements. Lordship Lane is a stone's throw with its impressive array of shops, bars, and restaurants. Transport links are offered via East Dulwich station for direct links to London Bridge or a short bus to Denmark Hill for the overground. This is a stunning family home and early viewings are highly advised.

AT A GLANCE

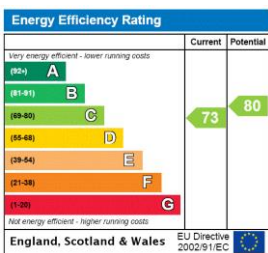
- Four Double Bedrooms
- Exceptional Through Out
- Double Reception Room
- Modern Fitted Kitchen with Built-in Appliances
- Two Bathrooms & a Downstairs WC
- Built-in Underfloor Heating & Air Conditioning
- Home Gym & Utility Room
- School Catchment Area







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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