



Beauval Road SE22
Guide £1,250,000

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In general

- An Edwardian terraced house
- Four bedrooms
- Double reception room
- Further rear reception room
- Kitchen, bathroom
- Attractive 33' rear garden
- Excellent potential to extend (subject to planning consents)
- Highly sought after location
- Internal viewing advised

In detail

An Edwardian terraced house for sale situated on this highly sought after residential road in close proximity to both Dulwich Village and East Dulwich.

The property has accommodation currently arranged over two floors comprising four bedrooms (bedroom four currently used as a utility room), double reception room, further rear reception room, kitchen and bathroom. To the rear there is an attractive garden measuring 33'. The property also offers potential for further extension both into the side return area on the ground floor and into the loft (subject to planning consents).

Beauval Road is a particularly popular tree-lined road ideally situated just a short distance from the heart of Dulwich Village with its various cafes and boutiques and excellent schools including Dulwich Village Infant School and Dulwich Hamlet Junior School (both rated outstanding by Ofsted), James Allens' School, Alleyns School and Dulwich College. Lordship Lane is close-by with numerous shopping and leisure facilities. Rail links to central London are from East Dulwich (London Bridge), North Dulwich (London Bridge) and Herne Hill (Victoria and Thameslink services to Blackfriars).

Internal viewing advised.

EPC: D | Council Tax: F



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	78 C
39-54	E		
21-38	F		
1-20	G		

Floorplan

Beauval Road, SE22

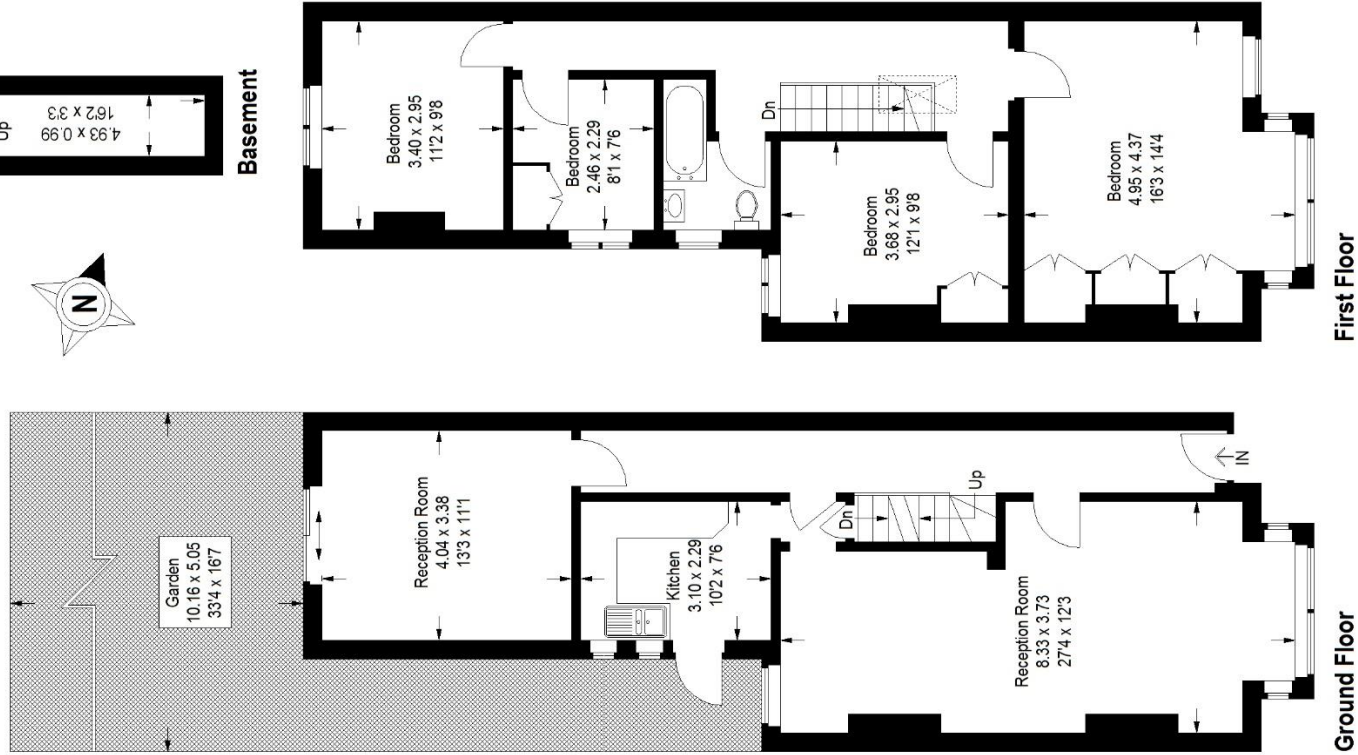
Approximate Gross Internal Area

Basement = 5.0 sq m / 54 sq ft

Ground Floor = 64.1 sq m / 690 sq ft

First Floor = 64.0 sq m / 689 sq ft

Total = 133.1 sq m / 1433 sq ft



Ground Floor

First Floor

Basement

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
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