



Marmora Road, SE22  
£2,250,000

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# In general

- Five double bedrooms
- Additional study/6<sup>th</sup> bedroom
- Three bathrooms
- 62 x 34-foot landscaped garden
- Off-street parking with e-charger
- Over 3261 Sq Ft of internal space
- Additional cellar and attic space
- Chain free
- EPC Rating: E / Freehold / Council Tax: Band - F

# In detail

Spacious. Special. Substantial.

Pedder Property are delighted to offer this rare-to-the-market six-bedroom double-fronted Victorian house with off-street parking on a desirable tree-lined street in residential East Dulwich.

Enviably located between the green spaces of Honor Oak Park, Peckham Rye Park and Dulwich Park with strong transport links into The City and West End from Honor Oak Park Station (0.8 miles), East Dulwich station (1.6 miles) and Peckham Rye station (1.6 miles) as well as excellent cycle routes and bus connections into the neighbouring Peckham, Dulwich Village and Telegraph Hill.

The property benefits from easy access to a number of excellent primary and secondary schools – both private and state – as well as the bars, restaurant and independent shops of Lordship Lane, Bellenden Road and Dulwich Village.

Naturally set across three floors, Marmora Road boasts over 3,200 Sq Ft of internal space which has been lovingly maintained and modernised by the current owners. There is a 23 x 23 ft kitchen reception that opens onto a charming patio which leads up onto a beautifully landscaped lawn and large play area backing onto the wooded area of Brenchley Gardens.

The stunning master suite is on the first floor and includes a four-piece bathroom with walk-in shower and storage area. There are two further bathrooms and four further large doubles as well as a spacious 6th bedroom, currently employed as a study.

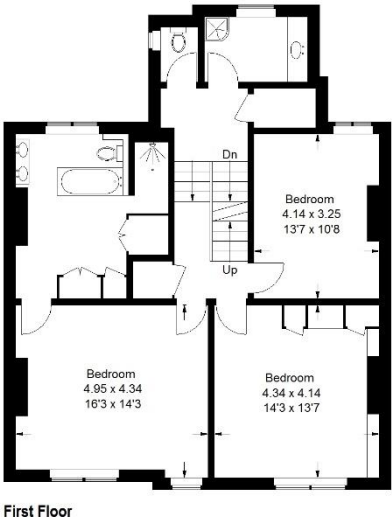
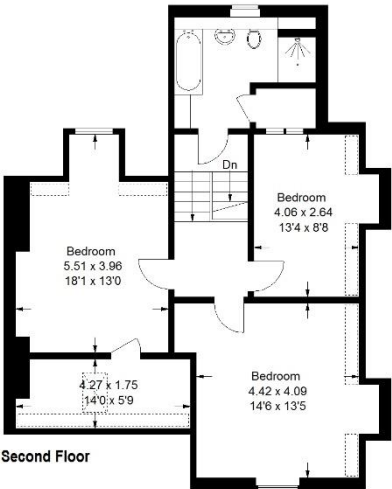
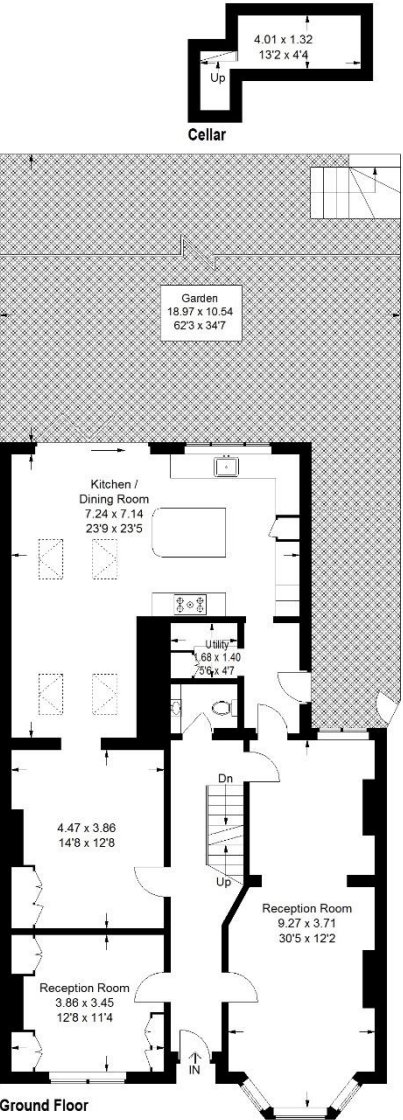
The large family home benefits from off-street parking with an electric charging point, large bicycle storage and a locked side gate for access to the garden as well as a cellar and attic.



Marmora Road SE22

Approximate Gross Internal Area

Cellar = 5.4 sq m / 58 sq ft  
Ground Floor = 130.7 sq m / 1407 sq ft  
First Floor = 89.3 sq m / 961 sq ft  
Second Floor = 77.6 sq m / 835 sq ft  
Total = 303.2 sq m / 3261 sq ft



Reduced Headroom Below 1.5 M / 5'0"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		

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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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