



Lovelace Road SE21
Guide price: £2,000,000

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In general

- A stunning semi-detached family house for sale located on this much sought after quiet, residential road just a short distance from Dulwich Village
- Extended, upgraded and modernised creating a beautiful, high spec interior with air-con throughout
- Spacious accommodation of over 2000 sq ft
- 4 double bedrooms, 3 bathrooms (2 en-suite)
- 27' kitchen/breakfast/family room
- Further front reception room
- Large utility/laundry room, downstairs cloakroom
- Stunning landscaped garden measuring 133'
- Drive providing parking for several cars and electric car charging point
- Highly sought after location

In detail

A stunning semi-detached family house for sale located on this much sought after residential road just a short distance from Dulwich Village.

The property has been extended, upgraded and modernised to an extremely high standard creating a beautifully presented interior. There is also a delightful 133' landscaped garden.

With a gross internal area of over 2000 sq ft the property offers spacious accommodation arranged over 3 floors comprising 4 double bedrooms, 2 with en-suite bathrooms, further family bathroom, 27' kitchen/breakfast/family room with floor to ceiling bi-fold doors allowing natural light to flood into the space, front reception room, downstairs cloakroom and large laundry/utility which has a separate entrance leading out to the front of the house. Externally there is drive to the front providing parking for several cars and an electric car charging point. To the rear there is a delightful garden measuring 133' which has been beautifully landscaped and includes an irrigation system, focused lighting, large storage shed, raised beds and tree house.

The property is well located for access to Dulwich Village with its outstanding schools, popular park, cafes and restaurants. The Rosendale Primary School is close by. Herne Hill centre is also easily accessible with a variety of shopping and leisure facilities and popular Brockwell Park and Lido. Rail services into central London are from the nearby West Dulwich (Victoria/Blackfriars), Tulse Hill (London Bridge/ Thameslink) and Herne Hill (Victoria/Thameslink).

An internal viewing of this beautiful family home is advised.

EPC rating D | Council Tax Band G



Floorplan

Lovelace Road SE21

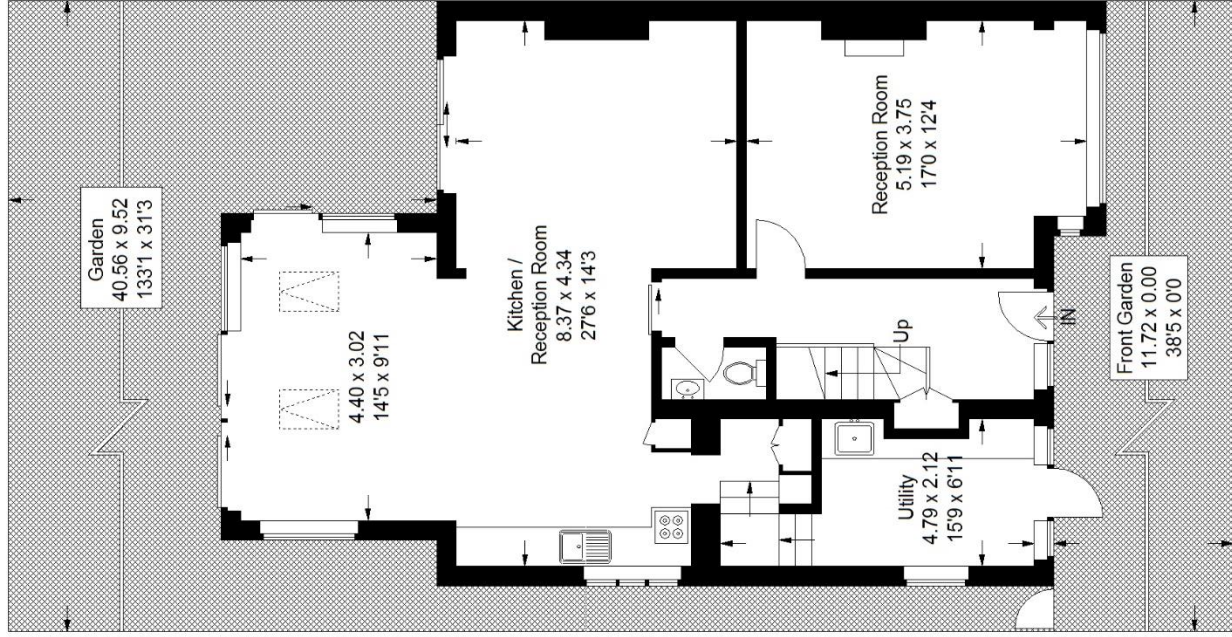
Approximate Gross Internal Area

Ground Floor = 95.3 sq m / 1026 sq ft

First Floor = 72.8 sq m / 784 sq ft

Top Floor = 20.8 sq m / 223 sq ft

Total = 188.9 / 2033 sq ft



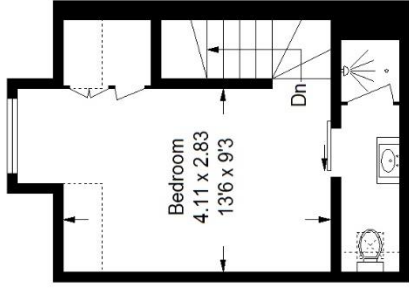
Ground Floor

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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, shapes and compass bearings before making any decisions reliant upon them.

 = Reduced headroom below 1.5 m / 5'0

Top Floor



First Floor

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

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