



Eastlands Crescent, SE21
OIEO £2,600,000

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In general

- An outstanding five bedroom house in a much sought after residential road close to Dulwich Village
- Extended and completely renovated throughout creating a beautifully designed family home
- Five bedrooms, two bathrooms
- Stunning open-plan kitchen/dining/family room
- Front reception room
- Utility room, cloakroom, storage room
- Off street parking
- Beautiful landscaped 89' rear garden
- Internal viewing highly recommended

In detail

Set in this highly sought after residential road in Dulwich Village, a five bedroom house with off-street parking which has been extended and completely renovated throughout creating a beautifully designed family home.

On the ground floor there is a spacious entrance hall, front reception room, stunning open-plan kitchen/dining/family room with bi-fold doors leading out to the garden, utility room, cloakroom and storage room. The first floor has four bedrooms and a family bathroom and on the second floor there is a further double bedroom and large 2nd bathroom. Externally to the front of the house there is a drive providing off street parking and to the rear there is a beautiful landscaped garden measuring approximately 89'.

The property is very well located just a short distance from Dulwich Village with its popular parks, numerous cafes and restaurants. The entrance to Dulwich Park is just a one minute walk away. There are many highly regarded schools nearby, including Dulwich Prep, Dulwich College, Alleyn's and James Allen's Girls Schools. The nearest transport links are from North Dulwich Station (approx 12 minutes walk) with services to London Bridge and Herne Hill Station with services into London Victoria and London Blackfriars. The popular Dulwich and Sydenham Hill Golf Club is also close-by as well as the shopping and leisure facilities of East Dulwich.

An internal viewing of this outstanding family house is advised.

EPC: D | Council Tax Band: G



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

Eastlands Crescent SE21

Approximate Gross Internal Area

Ground Floor = 109.5 sq m / 1179 sq ft

First Floor = 81.2 sq m / 874 sq ft

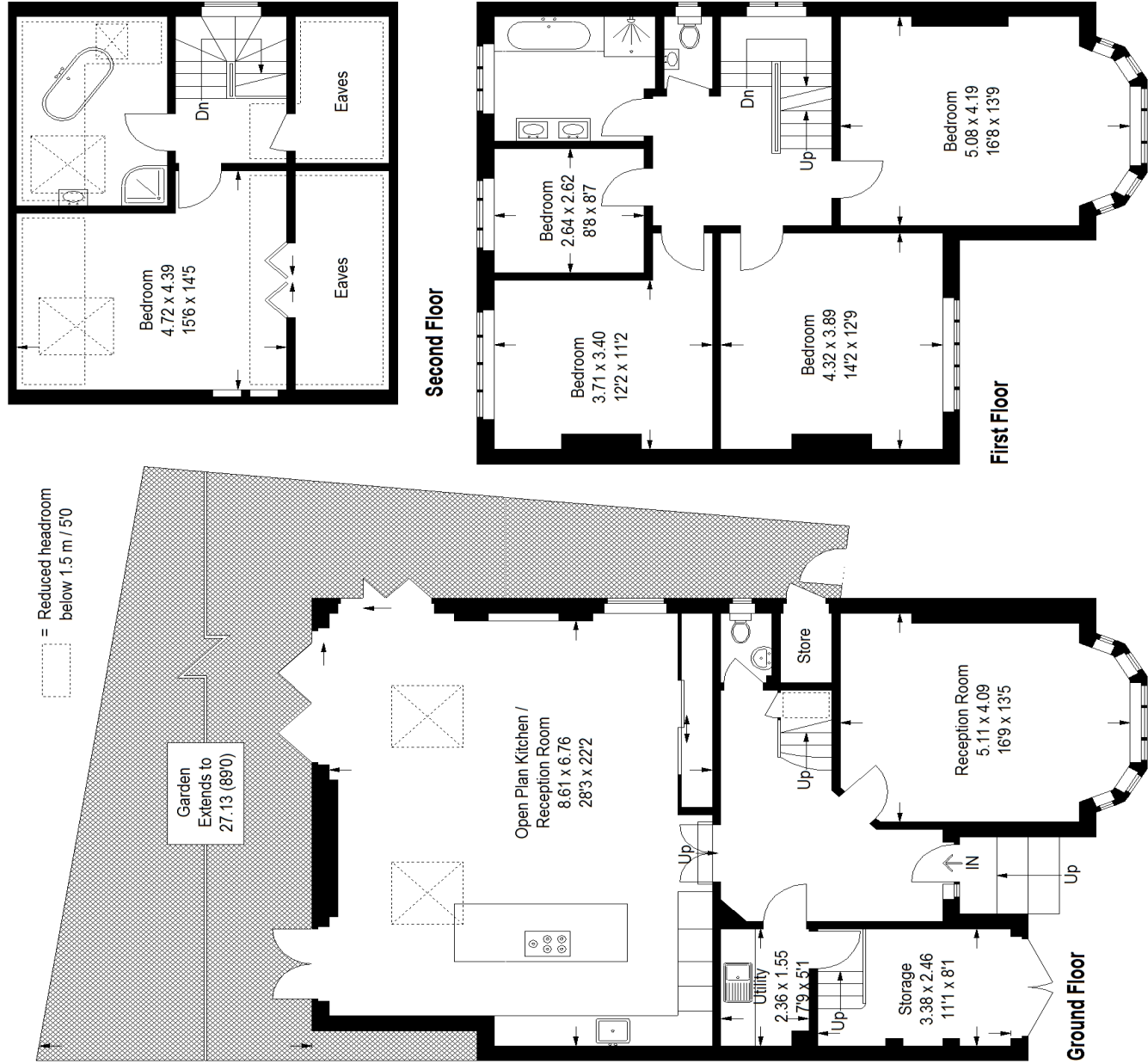
Second Floor (Excluding Eaves)

35.6 sq m / 383 sq ft

Total = 226.3 sq m / 2436 sq ft



 = Reduced headroom below 1.5 m / 5'0"



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