



Glengarry Road, SE22  
£1,400,000

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# In general

- Four double bedrooms
- Two bathrooms
- Potential to further extend
- Period features and charm
- Mature, south-west facing garden
- Desirable, residential location

# In detail

Charming, spacious and characterful five bedroom family home on this desirable residential road between East Dulwich and Dulwich Village.

Boasting over 1,825 Sq Ft of internal space which has been lovingly maintained by the current owner. The 33-ft bay-fronted double reception enjoys stunning original panel doors, gorgeous fireplaces and intricate cornicing and leads through a plant-packed conservatory onto the mature 30-ft garden.

Upstairs is a modern family bathroom and four comfortable double bedrooms including an en suite shower room to the principle room.

There is potential to further extend the ground floor and potentially dormer the loft – subject to planning permission.

Glengarry Road is enviably located off of East Dulwich Grove and provides easy access into The City and West End from East Dulwich station (0.3 miles) and North Dulwich station (0.6 miles) as well as bus and cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

As well as the desirable private Dulwich schools and sports grounds nearby; there are an array of excellent primary and secondary schools, parks and green spaces. There are a choice of independent shops, bars, restaurants and boutiques along Lordship Lane, North Cross Road and down into The Village.

EPC: D | Council Tax Band: E | Freehold



# Floorplan

## Glengarry Road, SE22

Approximate Gross Internal Area

Ground Floor = 72.6 sq m / 781 sq ft

First Floor = 63.2 sq m / 680 sq ft

Top Floor = 18.7 sq m / 201 sq ft

Total = 170.1 sq m / 1830 sq ft



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 57 D    | 77 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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### Ground Floor

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