



Belvoir Road, SE22  
£1,500,000

0208 702 8222  
[pedderproperty.com](http://pedderproperty.com)

pedder



# In general

- Four/five bedrooms
- Three/four reception rooms
- Two bathrooms
- 114-ft south-facing garden
- Fully extended
- Excellent condition throughout

# In detail

Stunning, charming and characterful large family home with a gorgeous 114-ft garden on this desirable street in the heart of residential East Dulwich.

Boasting over 2,100 Sq Ft of internal space which has been lovingly extended and modernised by the current owner – the mid-terrace Victorian home is split across four floors. There are stunning, southerly views across the treetops from the loft-extended top floor which has a 20-ft guest bedroom with en-suite.

The lower-ground floor has two separate rooms which offer versatility as either reception rooms or an additional bay-fronted bedroom. There are then steps down into the sumptuous 24-ft kitchen breakfast room with bi-folding doors leading out onto the landscaped patio – ideal for entertaining, and then onto the sweeping lawn.

The upper ground floor enjoys a comfortable double reception with period features and fireplaces with panel doors and shutters to the window. To the first floor are two double bedrooms and the family bathroom

Belvoir Road is enviably located for the excellent primary and secondary schools as well as the parks and green spaces. There are strong transport links into The City and West End from Forest Hill station (0.9 miles) and East Dulwich station (1.5 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

There are an array of independent shops, bars, coffee shops and restaurants on Lordship Lane, North Cross Road and London Road.

EPC: D | Council Tax Band: E



# Floorplan

Belvoir Road, SE22

Approximate Gross Internal Area  
196.2 sq m / 2112 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Lower Ground Floor

Upper Ground Floor

First Floor

Second Floor

Copyright www.pedderproperty.com © 2024  
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.