

VICIS NOVA



Crawthew Grove, SE22

£1,200,000





Considered contemporary design within classic Victorian framework. This meticulously renovated three bedroom family home for sale on the sought-after Crawthrew Grove in East Dulwich is an exemplar of how modern finishes can intertwine with period heritage.

Upon first glance, you'll immediately notice its alluring kerb appeal. It's iconic London-stock brickwork has been extensively cleaned and repointed, restoring it's vibrant appearance and partnered with new double-glazed sash windows. Heading towards your front door, you'll notice the newly laid Victorian-style mosaic tiles and freshly rendered garden wall.

Inside the home, it's contemporary yet timeless refurbishment continues. The colour palette throughout is muted, allowing for a calming atmosphere. To your left, you've got your double reception room which is incredibly versatile. It could be used solely as a relaxing area or could be made into a reception/dining room for a more formal dining experience. Heading to the garden level, you've got a separate downstairs w/c, just next to the cellar, before entering your kitchen.

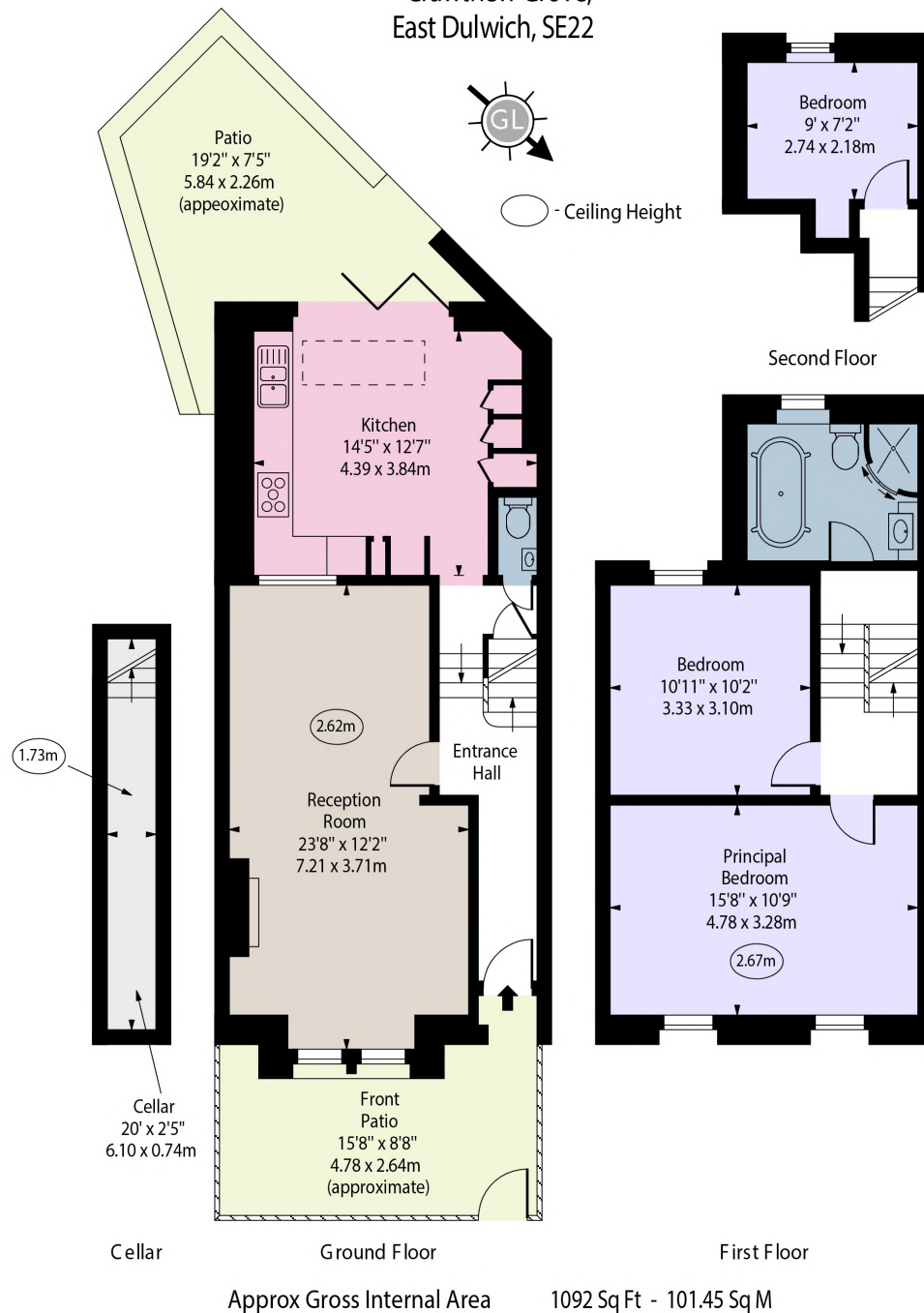
The owners cleverly re-configured the kitchen area to create a space perfect for entertaining all-year round. The side infill extension with it's electrically-controlled rain sensor skylight allows the room to be bathed in natural light. The colour scheme in the kitchen is playful without being overbearing. The white quartz countertops contrast against the darker green lower units whilst complimenting the dove grey units perfectly. Complete with a pyrolytic self-cleaning double oven with integrated microwave, Blanco tap & underfloor heating. To the rear, the bifold doors slide completely open allowing the outside, inside. Perfect for a summer's day having friends over for a BBQ or enjoying indoor/outdoor living.

Heading upstairs, the mezzanine floor is home to your stylish four-piece family bathroom which is finished neutrally with copper accents. Very chic. Moving further on upstairs to the first floor you have your principal bedroom and second bedroom, both comfortable doubles. Heading up to the top of the home is the third and final bedroom, again another double bedroom. For those looking for even more space, this home has the potential to convert the loft space (STPP) to further improve it's size and versatility.





Crawthew Grove,
East Dulwich, SE22



Approx Gross Internal Area 1092 Sq Ft - 101.45 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk
Ref. No. 032854.1K

Property Details

Victorian mid-terrace house
Three bedrooms
Stylish four-piece family bathroom
Dual reception / dining area
Contemporary two-tone kitchen with bifold doors
Tranquil garden with PIR security light
Separate downstairs w/c
Large cellar space
Newly renovated with period features retained
Double glazed sash windows
Tiled pathway with rendered front garden wall
Potential to extend into the loft for more space (STPP)
Motion sensor pendant light within front porch with a wired camera doorbell
Decorative trellis with feature lights which can be controlled from the kitchen.
Close to local amenities and transport links
Chain-free

Approx. 1,092 sqft / 101.45 sqm

EPC Rating: D

Tenure: Freehold

Council Tax Band: D

London Borough of Southwark



LIFE ON CRAWTHEW GROVE

What's it like living in East Dulwich?

Crawthew Grove is an enviably-positioned residential street in the heart of East Dulwich, moments from Lordship Lane, East Dulwich Station & Dulwich Leisure Centre. Everything you could want or need is only a stroll from your front door...

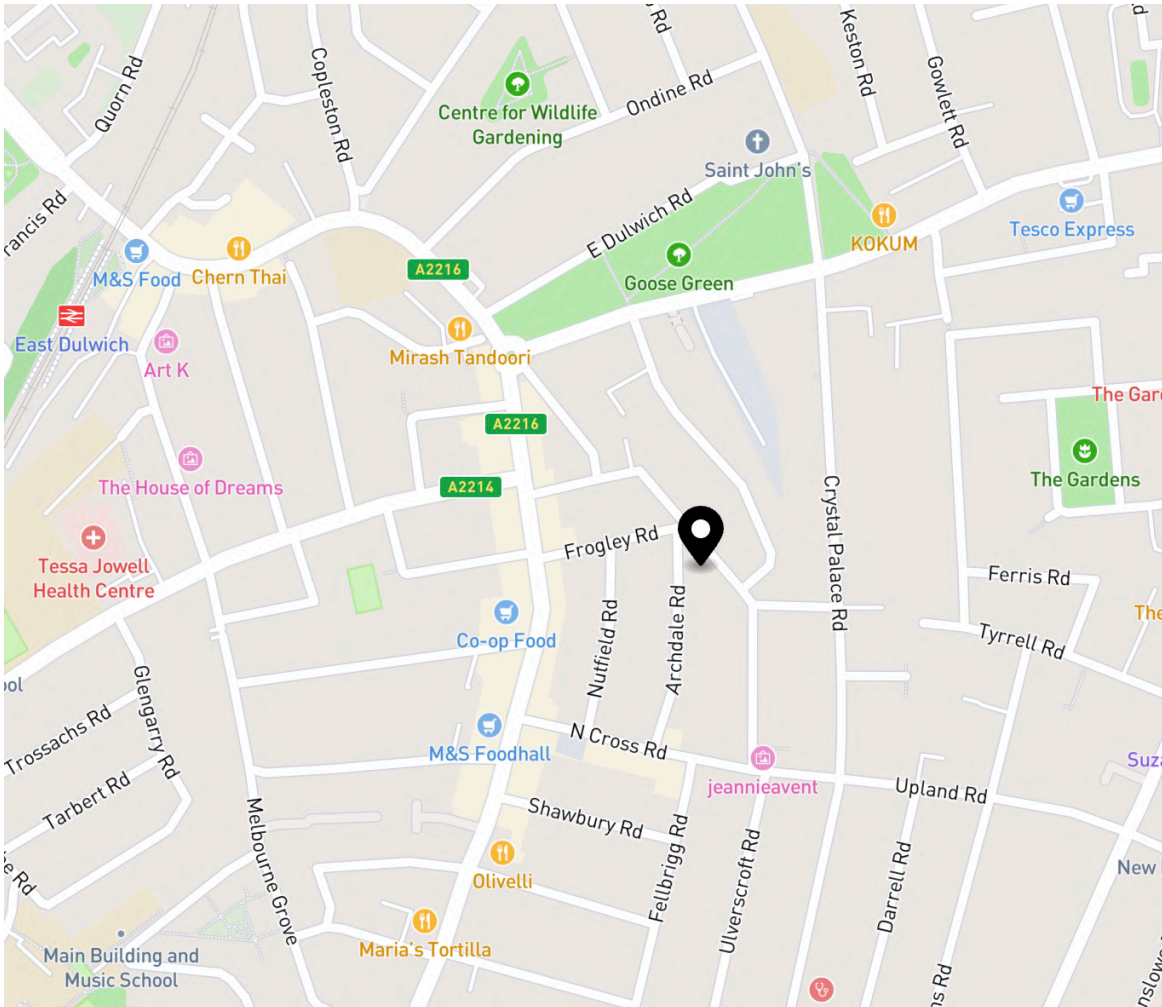
Being so close to all the amenities of both North Cross Road & Lordship Lane is a real treat. North Cross Road boasts a small array of independent boutiques, restaurants and it's ever-vibrant Saturday market which offers artisanal goods and a plethora of yummy food options. The renowned Lordship Lane has everything you need for any occasion. For a great glass of wine in the sun, Dynamic Vines is the place to go. Perhaps you're after a morning coffee and pastry, Spinach & Kanella are two great options. Eating out? Kartuli, Olivelli's & Yama Momo are must try's. For your grocery shopping needs, on the Lane, you've got an M&S Food Hall, William Rose Butchers, Moxon's Fishmongers and The Cheese Block to name a few.

You're not shy of local facilities for keeping fit nearby. East Dulwich leisure centre offers has a pool, gym and fitness classes. There are also numerous Pilates and Yoga Studios all within walking distance. If you like to go for a run or perhaps just a leisurely stroll, you've got Goose Green, Peckham Rye Park and Common as well as Dulwich Park to choose from.

East Dulwich Station (Southern) is only a 8-minute walk away and offers direct, frequent services into London Bridge. Peckham Rye Station is a 12-minute walk away, offering Overground Services, so you're well connected when it comes to transport options.

Thinking of having a family or looking for great local schools? Fantastic private schools locally include: Dulwich College, JAGS & Alleyn's. Notable state schooling options include The Charter School East (11-18), Goodrich, Harris & you have excellent ones in very close proximity; Harris, Goodrich, Heber (3-11), and The Charter School East Dulwich (11-18), plus Independent schools including Alleyn's, JAGS and Dulwich College.

East Dulwich Station - c. 8-minute walk (Southern)





Would you like further
information or to book a
private viewing?
Let's talk.

James D Neicho

Founder & Managing Director

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Fixtures and fittings: The Seller's Solicitors will provide a list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or available by separate negotiation)

Important Notices: 1. Particulars: These particulars are believed to be correct but their accuracy is not guaranteed, and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Our floorplans are prepared according to the RICS Code of Measuring Practice by our floorplan provider and are for representation purposes only. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchasers.

2. Information Provided: Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. You should not rely on statements by Vicis Nova Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Vicis Nova Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct

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