



St. Francis Road, SE22 | £1,250,000

02087028222

[eastdulwich@pedderproperty.com](mailto:eastdulwich@pedderproperty.com)

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# In General

- Four double bedrooms
- Additional study
- Two bathrooms
- Over 1,567 Sq Ft of internal space
- Good condition throughout
- 43 ft garden
- Victorian, terraced house
- Cul de sac location
- Desirable transport links
- CHAIN FREE

# In Detail

CHAIN FREE - Charming spacious and beautifully-bright loft-extended family home on this desirable residential street in the heart of East Dulwich, SE22.

St Francis Road is enviably-located on this cul-de-sac adjacent to East Dulwich station and with Denmark Hill station 0.7 miles over Champion Hill - it is ideal for easy access into The City and West End as well as bus/cycle routes through the neighbouring Peckham Rye, Dulwich Village and Herne Hill. There are a choice of excellent primary, secondary and independent schools.

There are a host of independent shops, bars, restaurants and coffee shops nearby on Lordship Lane, Grove Vale and Bellenden Road as well as a choice of beautiful parks and green spaces.

Boasting over 1,560 Sq Ft of internal space, the property has been lovingly maintained by the current owner. There is a 16x13 ft kitchen-breakfast room that opens out through bifolding doors onto the 43-ft landscaped garden. There is a characterful 22-ft bay-fronted double reception.

Upstairs are four comfortable double bedrooms, including the 15x11 ft principal room and the 18-ft loft-bedroom with off-suite shower room, an additional study and a family bathroom.

Early viewing recommended.

EPC: C | Council tax band: D



# Floorplan

## St. Francis Road, SE22

Total\* = 145.7 sq. m / 1567.9 sq. ft  
 Ground Floor = 59.6 sq. m / 641.2 sq. ft  
 First Floor = 44.1 sq. m / 457.0 sq. ft  
 Second Floor = 42.0 sq. m / 451.7 sq. ft  
 □ = Reduced head room below 1.5m

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\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| 102 plus) <b>A</b>                          |         | 85        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 72      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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