

# INIGO



## *East Dulwich Road*

LONDON SE22

SOLD

This elegant and welcoming one-bedroom apartment in East Dulwich is characterised by high ceilings, original features and views over the leafy Goose Green. Built in the 1880s, the apartment retains its grand Victorian proportions, enhanced by wood panelling and ornate cornicing. The apartment has access to a lovely communal garden. East Dulwich Road is a short walk from the wonderful cafés, restaurants and shops of Lordship Lane, Dulwich Village and Peckham.

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### *Setting the Scene*

Once common land, Goose Green was preserved as a public open space by the Camberwell Vestry. The name comes from the 17th century when sheep, cattle, pigs and geese would be taken to markets in London to keep up with the increasing demand for food. To avoid congestion, the drovers would use the back routes into the city, and Goose Green was a popular overnight rest spot for goose drovers from Kent. Today, Goose Green is a lovely green tree-filled park in the heart of East Dulwich, lined on one side by wonderful Victorian buildings and close to the bustling Lordship Lane. For more information, please see the History section.



### *The Grand Tour*

The apartment is on the first floor, accessed by a communal staircase that ascends past a stained glass window, which casts a kaleidoscope of colours across the white walls. The front door opens into a short hallway leading to the airy, dual-aspect open-plan kitchen, living and dining room. Incredibly light, two large bay windows at tree canopy height are adorned by beautiful stained glass, a motif that runs throughout the apartment. High ceilings are decorated with lovely period cornicing, while smart wooden panelling has been added to the walls, a clever nod to the building's past. An ornate stucco mantle is set around the cast-iron fireplace with a working gas-fire inset, flanked by mirrored panels, a sophisticated touch that reflects light into the room.

The contemporary kitchen is organised neatly along one wall. Sleek white cabinetry creates storage space and conceals appliances, while an original maple butcher's block from William Rose butchers (on Lordship Lane) serves as a kitchen island, the wood worktop echoing the parquet flooring that runs underfoot throughout the apartment. There is plenty of space in the bay for a dining table and chairs, meaning the apartment is perfect for entertaining.

On the opposite side of the plan is the bedroom. This calm room is pared-back, defined by a set of casement windows running the entire width of one wall. Stained glass is inset here, too, creating a colourful view over neighbouring gardens. The modern bathroom is at the centre of the plan. The walls have been tiled with biscuit-coloured porcelain tiles, and there is a walk-in shower.

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### *Outdoor Space*

The lovely communal garden is on the ground floor in front of the building, tucked behind mature shrubbery. There is ample space for outdoor furniture, and it is a great spot for dining alfresco in the summer.

### *Out and About*

East Dulwich Road is perfectly positioned for the plethora of grocery shops, cafes, bars and fantastic restaurants within East Dulwich, Dulwich Village and Peckham. Nearby Lordship Lane is home to many independent shops, including Mons Cheesemongers, Moxon's Fishmongers, William Rose Butchers, Terroirs wine bar, Bon Cafe and an excellent deli, Jones of Brockley. The East Dulwich Picturehouse is a 5-minute walk away. The green spaces of Peckham Rye Park and Dulwich Park are within easy reach, and the nearby Dulwich Leisure Centre has a public swimming pool and gym.

Peckham has several popular independent restaurants, bars and cafes, including Forza Wine, Levan, Artusi and Kudu. Larger establishments such as Frank's rooftop bar, Peckham Levels and the Bussey Building attract crowds from across the city.

For transport, Peckham Rye and East Dulwich railway stations are equidistant, and both run direct services to London Bridge; the former in seven minutes and the latter in 15 minutes. Peckham Rye Overground runs services to Shoreditch High Street and Dalston Junction in one direction and Clapham Junction in the other. Connections to the Jubilee Line can be reached at Canada Water in 10 minutes and the Northern Line at Clapham High Street in 11 minutes.

Tenure: Share of Freehold

Lease Length: 962 years remaining

Service Charge: £400 per annum

Council Tax Band: B



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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.