

INIGO



Tintagel Crescent

LONDON SE22

£1,550,000 FREEHOLD

This characterful Victorian house sits on Tintagel Crescent, a peaceful residential road in East Dulwich. The house extends over three storeys and has five bright bedrooms. Smart red brick is adorned with corbels, pilasters and carved fascia boards on the house's façade, and inside, the house has undergone a meticulous renovation in collaboration with Laura Stephens and has been featured in *Home and Gardens*. A tranquil garden is found at the rear, where beds brim with white roses and hydrangeas. The house is ideally located between Dulwich Village, Denmark Hill and Peckham Rye, and is a four-minute walk from East Dulwich station.

Tintagel Crescent

LONDON SE22

£1,550,000 FREEHOLD



Setting the Scene

East Dulwich is arguably the finest example of 19th-century suburbia found in the Borough of Southwark. It rapidly transformed from fields and market gardens into housing during the Victorian era between 1865 and 1885, in large part due to the development of just two estates and the coming of the railways. The pastoral character is retained in the area's numerous parks, including Peckham Rye Common, Green Dale Fields and Dulwich Park, as well as Goose Green which sits at the end of Tintagel Crescent.

Local services were developed concurrently and included the grocery shops of Lordship Lane, St Clement's Church on Friern Road (replaced in 1957) and Dulwich Baths. To this day, there is a remarkable variety of architectural styles within the area, from the simplicity of Nutfield Grove to the flamboyant Victorian Gothic of Barry Road.

The Grand Tour

The exterior of this exceptional house is characterised by red brickwork, white-painted corning and carved fascia boards, and elegant sash windows. A picket fence with gate leads up a tiled monochromatic path to a porch with an elegant timber transom overhead.

Entry is to a bright hallway with herringbone-laid wood flooring and underfloor heating, which runs throughout the ground floor. Wallpaper from Sanderson lines the room. A striking glazed wall with glass-panelled door provides a visual connection with the dining room and kitchen beyond, and draws natural light into the hallway.

The dining room is crowned with moulded corning, and at the front, there is a pair of sash windows with white shutters set above a deep window seat. A fireplace with log burner and Carrara marble surround sits centrally, and half-panelled walls complement jauntily-striped wallpaper by Langelid Von Brömssen. A marble-topped bar sits to one side of the fireplace, fitted with a handy drinks fridge.



Tintagel Crescent

LONDON SE22

£1,550,000 FREEHOLD



The kitchen flows seamlessly from the dining room, where bespoke cabinets made by Grovecourt are washed in 'Spruce' by Paint and Paper Library. There is a fluted butler sink and a range cooker from Smeg with a six-ring gas hob. Reeded glass-fronted cupboards provide additional storage. White metro tiles by Claybrook adorn the walls, punctuated by an interior window that connects to the living room. A glass-panelled door provides side access to the patio garden. The living room sits to the rear of the plan, and is accessed via the hall. Here, walls are washed in 'Artichoke' by Paint and Paper Library, and a fireplace with another wood burner occupies a central position. A pair of French doors unfolds from here onto the garden and can be thrown open in the summer months to the sweet scent of roses. There is also a useful WC on the ground floor.

Stairs ascend to the first floor, where there are three double bedrooms and a family bathroom. The principal bedroom sits at the front of the plan, where three large sash windows allow an abundance of light to spill into the room. Fitted wardrobes with glazed doors are washed in 'Templeton Pink' by Farrow & Ball, their frames highlighted in Rectory Red. Walls are covered in matching 'Chinon Petal' by Designers Guild.

The bedroom to the rear of the plan is currently used as an office. Here, striped red and white wallpaper, 'Somerton Stripe' in Spice by Mulberry, is complemented by a tall built-in wardrobe selected in a bright shade of red. The contemporary primary bathroom has wood panelled walls. There is a freestanding bathtub with handheld shower from Lusso Stone and a hand basin set with green tiles.

Two additional bedrooms sit on the second floor. The larger of the two rooms has a skylight and a Juliet balcony overlooking the garden, while the other has large fitted wardrobes painted white. There is also a bathroom on this floor, illuminated by a skylight fitted into its pitched roof. Here, walls and bathtub are finished in mustard-yellow and white tiles by Ca' Pietra, with clever alcove storage fitted into the wall.

Tintagel Crescent

LONDON SE22

£1,550,000 FREEHOLD



The Great Outdoors

A pretty patio garden with ample room for outdoor dining sits to the rear of the house, bordered by flower beds filled with roses and hydrangeas. Sweet scented jasmine climbs over the boundary fences, and the garden can be accessed from the kitchen and the living room.

Out and About

Tintagel Crescent is brilliantly located just a few minutes' walk from Goose Green, a tree-lined park perfect for a picnic and an afternoon stroll. The green expanses of Ruskin Park – with its community sauna– and Peckham Rye are only slightly further afield, and Dulwich Park sits to the south. Dulwich Leisure Centre is just a seven-minute walk from the house, and has a public swimming pool and gym.

Nunhead Cemetery, one of London's 'Magnificent Seven' cemeteries, is within walking distance and provides a tranquil spot for reflection. The Horniman Museum and its aquarium, butterfly house and pretty gardens is a short bus ride away, while the Dulwich Picture Gallery is also close by. Said to be England's oldest public art gallery, it was designed by Sir John Soane in 1817, and houses works by Rembrandt, Gainsborough, Canaletto and Poussin, among many others.

Lordship Lane is home to a vast number of independent shops, including Mons Cheesemongers, Moxon's fishmongers, Franklin's delicatessen and the Picturehouse Cinema. For cheese lovers, The Cheese Block has been the local go-to since 1991. East Dulwich is also home to a number of boutiques. Iyouall, the design and lifestyle store, is a favourite for furniture and stylish accoutrements.

Bellenden Road is a 15-minute walk away and has a host of deli shops and retailers, including the General Store, Flock & Herd Butchery, and Review Bookshop. Some other brilliant local spots in nearby Peckham include The White Horse pub, The Montpelier, Persepolis, Peckhamplex, Copeland Park & Bussey Building, Frame Architect's Market Peckham, and Nola Coffee. The area is known for its schooling; state-run options include primary schools Rosendale, Dulwich Village, and Dulwich Hamlet, while private schools include Dulwich College and Dulwich Prep and Senior, James Allen's Girls' School and Alleyn's School.

INIGO

Tintagel Crescent

LONDON SE22

£1,550,000 FREEHOLD



East Dulwich station is a four-minute walk away, with Southern services to London Bridge in approximately 13 minutes. Denmark Hill station is five minutes' on foot, from here there are direct services to London Victoria in nine minutes.

Council Tax Band: E

INIGO



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.