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Nimegen Way, Dulwich, SE22

Guide Price £625,000 to £675,000

Property Images



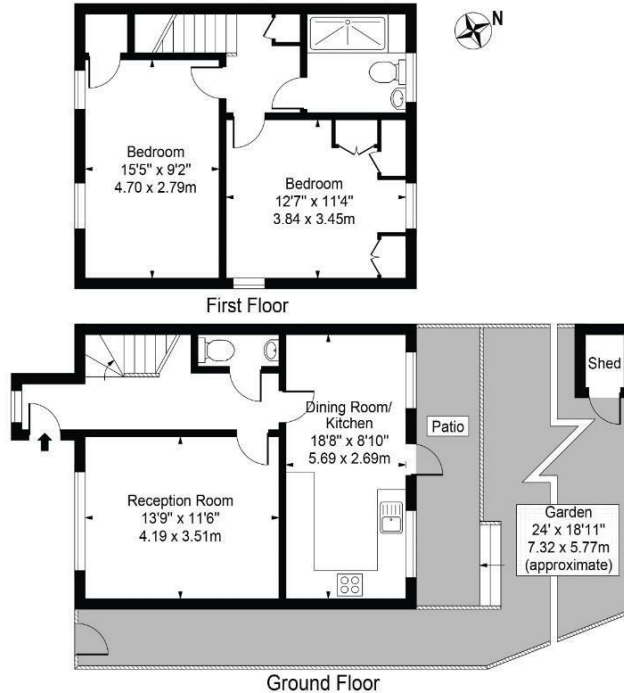
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Nimegen Way,
East Dulwich, SE22 8TL
Approx. Gross Internal Area 868 Sq Ft - 80.64 Sq M
(Excluding Shed)



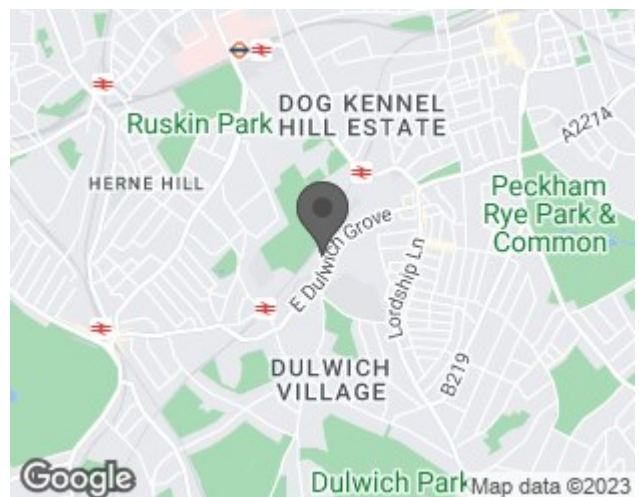
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Map



Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 1
Tenure: Leasehold

Features

• TWO DOUBLE BEDROOMS (15.5ft and almost 13ft respectively) • Semi detached house • PRIVATE REAR GARDEN WITH SIDE ACCESS GATE • Over 865 sq ft • Kitchen diner • CHAIN FREE • GREAT LOCATION FOR LORDSHIP LANE • Porch • DOWNSTAIRS W/C • Guide price £625,000 to £675,000

Summary

Guide price £625,000 - £675,000. TWO DOUBLE BEDROOM SEMI DETACHED HOUSE, side access door to garden and direct access to garden from kitchen diner, DOWNSTAIRS W/C, built in storage cupboards, loft space, porch with store cupboard, CHAIN FREE, OVER 865 SQ FT, residents parking in development, great location for Lordship Lane.

EPC: C

Tenure: Leasehold (freehold owned by the Dulwich estate which offers various benefits)

Council tax: D (£1,692 p/yr)

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THE PROPERTY

One of the greatest selling points of this house is the location. Rarely would you find a house at this price point in this location. Positioned approximately 0.4 miles to Lordship Lane where many highly acclaimed boutique shops, bars, restaurants, cafes and gastro pubs can be found as well as the ambience of the Dulwich market, the house is located in one of South East London's most desirable hubs. Please see location details below for more information.

This semi-detached house offers two double bedrooms , residents parking within the development and is circa 15 years old.

The house has a low maintenance rear garden which has a side gate accessed from the front of the house (great if you are having garden parties and don't want visitors through your house and for large item delivery).

With over 865 sq ft of internal living space the house offers generous proportions in all rooms. A great example of this can be seen in the bedrooms. The primary bedroom is 15.5ft in length and the second is almost 13ft (normally a box room). In addition, the kitchen diner is nearly 19ft in length. Buyers will appreciate this when they view in person, but we encourage everyone to view our interactive virtual tour and HD video walk through.

To the front of the property there is a porch which extends to an integral cupboard great for additional outside storage.

TRANSPORT

North Dulwich, East Dulwich, Denmark Hill and Herne Hill stations are in proximity of the property. Some of the following travel times are available from these stations:

Blackfriars in approximately 12 minutes

Victoria in approximately 10 minutes

London Bridge in approximately 15 minutes

Canary Wharf in approximately 32 minutes

SCHOOLS

Within a mile of the property (and just beyond) there are some very highly acclaimed state and independent schools. Many of the schools are highly rated by Ofsted. Some of these schools include:

Alleyn's School - Independent

Alleyn's Junior School – Independent

James Allen's Girls' School – Independent

The Charter School North Dulwich – Ofsted rated “Outstanding”

Dulwich Hamlet Junior School - Ofsted rated “Outstanding”

Dulwich Village Church of England Infants' School - Ofsted rated “Outstanding”

Harris Primary Academy East Dulwich - Ofsted rated “Outstanding”

The Charter School East Dulwich - Ofsted rated “Good”

Bessemer Grange Primary School - Ofsted rated “Good”

THE LOCATION

This property is in proximity to the local hub that has become one of London's most desired places to live. Lordship Lane Dulwich offers a vast array of popular gastro pubs, well-established cafes and restaurants, highly acclaimed local independent businesses such as butchers, cheesemongers, fishmongers, wine and craft beer retailers to name but a few.

It has an abundance of indie shops and its trendy, easy-going vibe is extremely sought after and even has a Picture House cinema! Lordship Lane is famed as the home of famous children's writer Enid Blyton who was born at number 354. A blue plaque marks the spot. Today it is a hardware store, but Lordship Lane is still a great place to head to with a bunch of adventurous friends for great food and drink culture.

Other great conveniences, include the Tessa Jowell Health on East Dulwich Grove, Kings College Hospital (with specialist services available to patients from a wider area as well as nationally / internationally recognised treatment and care in liver disease and transplantation, neurosciences, haemato-oncology to name a few).

Shops that's are household names found locally include but are not limited to Sainsburys, Marks and Spencer, Co-Op, Oliver Bonas, Toolstation, Jojo Maman Bebe, Argos, Superdrug, Café Nero, Joe and the Juice, Gails Bakery, Majestic Wine, Tesco, Starbucks, Pizza Express, Franco Manco, Gourmet Burger Kitchen, and the list goes on...

Whilst Dulwich and the closest two towns (Forest Hill and Peckham) offer vibrancy and great convenience, there are some highly acclaimed recreational landmarks that will be of interest to buyers.

Dulwich Park covers 29 hectares and is packed with historic features, exciting facilities, and perfect

picnic spots. Refurbished in 2006, the “Green Flag awards” winning park offers a children’s playground, an excellent cafe, and a popular cycle hire outlet. The Francis Peek centre has a varied programme of activities to suit everyone.

The Horniman Museum and Gardens is a highly acclaimed local point of interest in London and is in the locality. The Horniman has been featured in Time Out Magazine, Visit London and has a trip advisor rating just shy of 5 stars.

The Horniman Museum and Gardens is an inspiring, surprising free attraction which has been open since Victorian times when Frederick John Horniman first opened his house and extraordinary collection of objects to visitors. The collection has grown substantially and includes internationally important collections of anthropology and musical instruments, as well as an acclaimed aquarium and natural history collection. Unusually for such an important museum, you can see the collection up-close and face-to-face. You can even pick up, try on and play with some objects. Visitors come time and again to explore this free museum, take part in activities and enjoy the 16-acre gardens which includes a sound garden, band stand, boating lake, nature trail, medicine garden, butterfly house, farm and a stunning Victorian Grade II listed conservatory built in 1894 and recently restored to its original splendor. The conservatory has proven a popular venue for weddings, photoshoots and gatherings of all kinds. With regular events such as a farmer’s market, live music and seasonal festivals, living in proximity of this iconic landmark is an opportunity many buyers cannot refuse.

Sydenham Hill Woods is where you will find the highly acclaimed Cox’s Walk (an avenue through the woods created in 1742 by publican Francis Cox) is another amazing landmark located within proximity of the property.

The Woods are a unique mix of new and ancient woodland, with remnants of Victorian gardens and is London Wildlife Trust’s oldest nature reserve.

Made up of approximately 11 hectares, Sydenham Hill Wood forms part of the largest remaining tract of the old Great North Wood. The wood is home to more than 200 species of trees and plants as well as rare fungi, insects, birds and woodland mammals.

In the 1980s, Sydenham Hill Wood was saved from development threats, a testament to the determination of local people to safeguard nature. It became London Wildlife Trust’s first nature reserve in 1982 and Cox’s Walk came under the Trusts management in 1998.

Tucked behind Sydenham Hill Wood you will find yet another great attraction. The ever-popular Dulwich & Sydenham Hill Golf Club, which was founded in 1894.

The golf course was designed by the great Harry S Colt and is set among mature oaks on the slopes of Sydenham Hill overlooking Dulwich College and enjoys a deserved lofty status among the capital’s golfing elite.

Dulwich Village is a charming historical village which was given conservation status in 1968. This upmarket area of South East London oozes charm and appeal. Highly acclaimed for its art gallery and green spaces, Dulwich Village continues to entice high net worth individuals and families due to the varied and substantial family homes on offer and its world class schools.

Yet another of South East London’s most popular locations, Peckham Rye can also be found locally. Peckham Rye Park and Peckham Rye Common together make up approximately 113 acres of open recreational grassland, ornamental and water gardens, a lake and woodland. The area has much historical and wildlife conservation interest.

Peckham itself much like Forest Hill and Dulwich offers a plethora of social and recreational facilities. In recent years Peckham has become well known for its trendy vibe and art scene as well as being ever popular with foodies.