

# INIGO



## *Dunstans Road*

LONDON

£650,000 LEASEHOLD

This semi-detached two-bedroom apartment is positioned on Dunstans Road, a quiet Victorian terrace a short distance from Dulwich Park. Thoughtfully re-imagined under the current ownership, this exceptionally well-executed apartment respects and celebrates the refined original features of its fabric while creating a home suitable for 21st-century life, most notably with the addition of a garden home-office.

### *Setting the Scene*

Dunstans Road lies adjacent to Lordship Lane, renowned for its plethora of fantastic restaurants and shops. Lordship Lane has an ancient history as a rural thoroughfare prior to the area's planned development between 1865-85 following the building of the railway in 1865. Impressionist, Camille Pissarro painted Lordship Lane Station in 1871 depicting the area during its transition. Although built over a short period, the houses display a remarkable stylistic variety and playfulness street-to-street. Nearby is the Concrete House; a large Gothic Revival villa which is one of the earliest examples of domestic concrete architecture in the UK.

# INIGO

## *Dunstans Road*

LONDON

£650,000 LEASEHOLD



The apartment unfolds behind a London stock brick façade, which is punctuated with ornate red brick corbelling and stucco detailing. A low wall provides privacy from the street, with a short path leading to the front door. A beautifully planted front garden lies to the right.

### *The Grand Tour*

The flat is arranged across the ground floor. The well-proportioned reception room lies to the front of the plan and is illuminated by a trio of sash windows that form a wide bay, filling the space with a wonderful quality of light. A chimney breast with deep, recessed shelving on either side provides a lovely focal point to the room. Original floorboards run underfoot throughout, uniting the beautifully finished set of spaces.



A generous dual aspect kitchen sits at the rear of the plan, bathed in natural light by virtue of its west-facing aspect. Simple cabinetry finished in a pared-back eggshell blue is contrasted by rattan elements coupled with a wooden work surface. Geometric tiling on the splashbacks provides a subtle contemporary sensibility.

The main bedroom is beautifully proportioned. It is a bright space with a bespoke floor-to-ceiling wardrobe that makes excellent use of the generous ceiling heights. The walls are lined in a subtle, Moorish-inspired paisley wallpaper. The second bedroom lies beyond; currently arranged as a nursery, it has been decorated with a simple, restrained palette and can easily accommodate a double bed. The bathroom has terracotta painted floorboards underfoot and vintage tiling with a floral motif on the walls. The hardware is traditionally Edwardian in inspiration and includes an overhead shower.

A self-contained home-office lies to the rear of the home and can be accessed from the street via an alley. It is the perfect home office and supplied with electricity. The walls are finished in polished plaster, resulting in a cocooning, inspiring space.

## *Dunstans Road*

LONDON

£650,000 LEASEHOLD



### *The Great Outdoors*

The garden extends 35ft to the rear of the home, which also benefits from a large side return that provides space for a shed and bike storage. A secluded space, it has been recently landscaped and forms two distinct zones; the first is patioed and is perfect for alfresco dining, while the central area is wilder and has extensive maturing planting. It receives strong light throughout the day thanks to its westerly aspect and has a real sense of openness, due to its size and the size of neighbouring plots, which result in the space not being overlooked.

### *Out and About*

Dunstans Road is perfectly positioned for the broad selection of cafes, bars and restaurants in both Peckham and East Dulwich. Nearby Lordship Lane is home to a vast number of independent shops including Mons Cheesemongers, Moxon's Fishmongers, Terroirs wine bar, Bon Cafe and a wonderful deli, Jones of Brockley. The East Dulwich Picturehouse is a 15-minute walk away. The green spaces of Peckham Rye Park and Dulwich Park are within easy reach, and nearby Dulwich Leisure Centre has a public swimming pool and gym.

The nearest stations to Dunstans Road are North Dulwich, Forest Hill, East Dulwich and Denmark Hill which run Southern Rail services and citywide London Overground services. Trains to London Bridge take approximately 13 minutes and Victoria from Denmark Hill take 8 minutes. There are also excellent bus connections within the area.

Tenure: Leasehold Lease Length: approx. 157 years remaining Service Charge: approx. £620 per annum (includes building insurance) Ground Rent: approx. £50 per annum

# 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.