

Rodwell Road, SE22



East Dulwich, London
Share of Freehold
£525,000

'The best thing to do is open the bedroom window in the morning, have a coffee in bed and enjoy the garden view. Almost everything in the garden that we've planted has a value for nature, so there's a lovely little ecosystem out there'.

BO SQ



Summary

This one-bedroom garden flat occupies the ground floor of a Victorian terrace house on Rodwell Road, a lusciously tree lined quiet street in East-Dulwich that sits just a 2 minute walk from Lordship Lane.

Beautiful original floorboards, bay windows and fireplaces internally have been well cared for, along with the wooden stable door that either opens half or fully out into the garden from the kitchen. With a large bedroom, separate kitchen and lounge, and two bathrooms, the home embraces the typical Victorian style of private but well connected and proportioned rooms.

The design of both the front and back garden are what really defines this home. Both have been curated by the current owner who's specialist knowledge of garden ecosystems is apparent at first glance. Fig and eucalyptus trees line the garden, tomatoes grow tall and herbs thrive. All plants were chosen for their ease of management and air quality improvement.



House Tour

A considered design approach is visible throughout the interiors of the flat. Through the equally green picket fence and front garden is a shared front door and entrance way. To the left is the front door of this ground floor flat, which opens up into the lounge with a bay window to the street, and immediately onto the wonderful original wood floorboards.

From the lounge, a small corridor space leads left to the kitchen, and right to the bedroom, as well as the first bathroom which is nicely tucked under the stairs to the upper flat. The square shaped kitchen is large, with an original fireplace, coloured tiles and stable door leading out into the garden.

The large bedroom has a huge amount of light pouring in from the bay sash windows, and from the second door that leads out into the back garden. A nice circular motion and flow of space is created by having the two separate doors to the garden from the two different rooms.

The ensuite bathroom extends at the rear of the bedroom, and includes a set of windows that open out into the back garden.



Garden

What used to be a bare gravel garden corridor and garden space has been curated and developed by the current owners into a mini ecosystem, complete with a living roof, a wild flower meadow with peat free compost on the garden shed which was featured recently by Monty Don on Gardeners world.

The fig tree provides figs every Autumn, and the eucalyptus gives the owner a constant source of fresh eucalyptus leaves to put in the home. It's an ideal garden for growing tomatoes, and a variety of different herbs for cooking with, as well as a huge variety of plants.

The garden faces South, making the absolute most of the evening sunshine, providing a warm bright outdoor space for barbecues and socialising. When the sun sets, the draped set of string lights create a canopy of light for the gathering to continue.



Connectivity & Amenities

The house is incredibly well connected to the centre of London and to the surrounding high streets of East Dulwich. The tree lined street is perpendicular to Lordship Lane and just a two minute walk to the bustle it provides; the road however is not a thoroughfare for traffic coming from Crystal Palace Road, and so remains a quiet, unpolluted street.

It is an approximate 15 minute walk to both North Dulwich and East Dulwich stations, which are serviced by Southern Rail and provide a direct route to London Bridge in 15 minutes. There are also a number of bus routes on Lordship Lane and Crystal Palace Road, directly linking to areas such as Victoria and Camberwell.

There are a high amount of popular pubs within a 10 minute walk of the home, including The Great Exhibition, The Actress and The Herne Tavern. Lordship Lane also provides a huge variety of coffee shops, bars, delis, butchers, shops and a number of revered restaurants such as Yama Momo, as well as a Picturehouse cinema.

North Cross road runs parallel to Rodwell Road and the flat, and provides a second high street with independent shops and restaurants, but most notably North Cross Road market every Saturday, which offers a wonderful collection of goods, street food, local produce and freshly ground coffee.