

34 , Therapia Road, SE22 0SE · 2 bedroom Flat

£475,000



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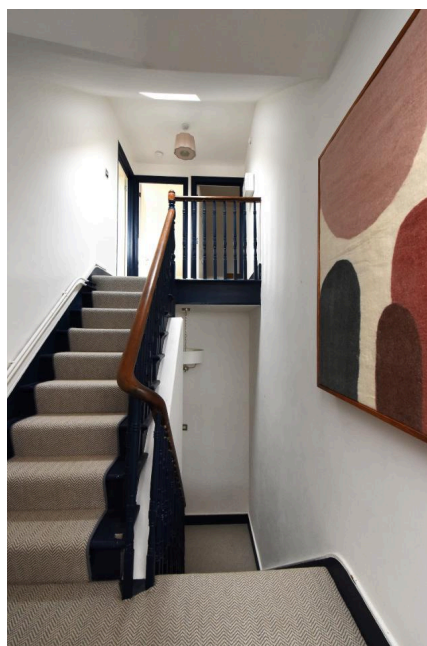
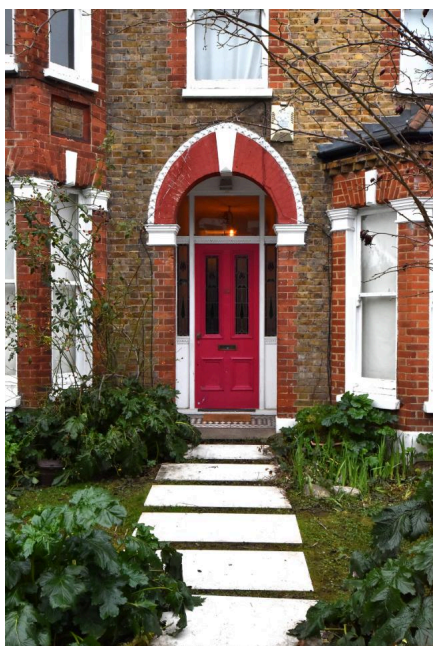
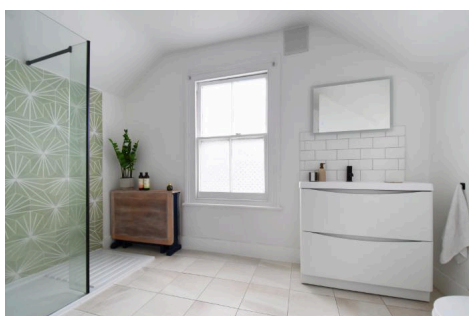
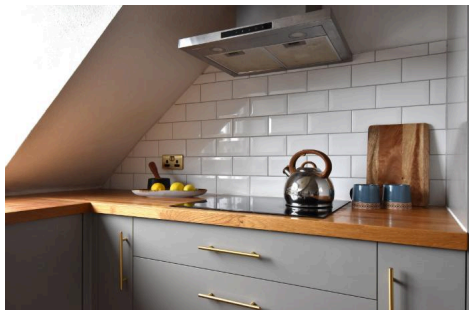
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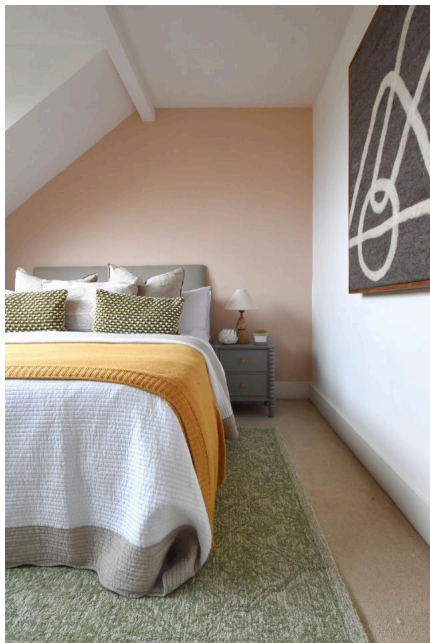
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Property description

A beautifully presented two double bedroom flat occupying the entire second floor of this striking double-fronted Victorian semi-detached house, enviably positioned on Therapia Road in East Dulwich.

Offering a generous 822 sq ft (76.4 sqm) of thoughtfully arranged living space, this charming home combines period character with stylish modern finishes, making it an ideal first purchase. With plenty of natural light, far-reaching views towards the London skyline and a share of freehold, it's a home ready to move straight into and enjoy.

The building itself is immediately impressive, with exposed brickwork, ornate masonry detailing and a landscaped front garden setting it back from the street. Entry to the flat is via the grand arched porch, with stairs rising to the first floor and onward to the private entrance.

Inside, the property feels bright and welcoming. A useful landing area provides space for coats and shoes, before stairs lead up to a half-landing where the stylish shower room is located. Beautifully finished, it features a large walk-in shower with matt black fittings, colourful geometric tiles, a generous vanity unit, heated towel rail and a large frosted sash window that fills the room with natural light. There is also excellent built-in storage and a separate utility cupboard housing the washing machine. At the top of the stairs, a skylight draws light down through the stairwell and into the spacious central landing.



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The heart of the home is the impressive kitchen-dining-reception room — a wonderful space for relaxing or entertaining. Underfloor heating runs throughout, creating a cosy atmosphere year-round. The modern kitchen is fitted with integrated appliances, sleek gloss cabinetry with brass fittings and solid wooden worktops that wrap around to form a breakfast bar. The sink sits beneath a window framing spectacular rooftop views towards the city.

The living area is warm and inviting, centred around an exposed brick fireplace with a working wood-burning stove — perfect for cosy evenings in. There is ample space for both dining and lounging, making it a highly sociable layout.

Both bedrooms are genuine doubles, decorated in calming tones with soft carpeting underfoot. The front bedroom benefits from a large skylight, while the rear bedroom features a dormer window with breathtaking views across the London skyline.

Therapia Road is a peaceful residential street set on high ground in East Dulwich. Excellent local shops, cafés and pubs can be found nearby on Forest Hill Road, including Deli Twenty Two, Watson's General Telegraph and The Herne Tavern. Peckham Rye Park, Brenchley Gardens and Horniman Gardens are all close by, offering wonderful green space and panoramic views. Honor Oak and East Dulwich provide further amenities and transport links, while well-regarded schools and nurseries serve the area. A warm, characterful and beautifully maintained home in a highly desirable location — perfect for first-time buyers looking for something special.

Property features

- Entire second floor of a stunning Victorian semi detached house
- 822 sq ft (76.4 sqm) of bright living space
- SHARE OF FREEHOLD
- Two genuine double bedrooms
- Far-reaching London skyline views
- Stylish kitchen with breakfast bar & integrated appliances
- Reception with wood-burning stove
- Modern shower room with walk-in enclosure
- Underfloor heating to main living area
- Peaceful East Dulwich location near parks & cafés



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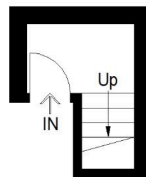
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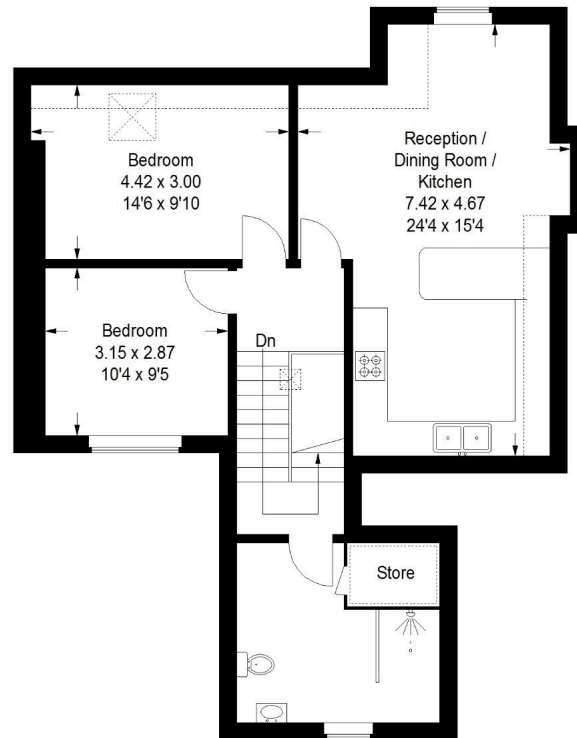
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Therapia Road



First Floor



Second Floor

 = Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area
76.4 sq m / 822 sq ft

Illustration for identification purposes only,
measurements are approximate.
Drawn for Pickwick Estates.



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