The Gardens , SE22 9QD · *5 bedroom House*

£1,500,000









ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1144

pickwickestates.co.uk · Reg No 7444750 · Registered in England

View this property online: pickwickestates.com/detail/4722/SE229QD_the-gardens.htm

These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.

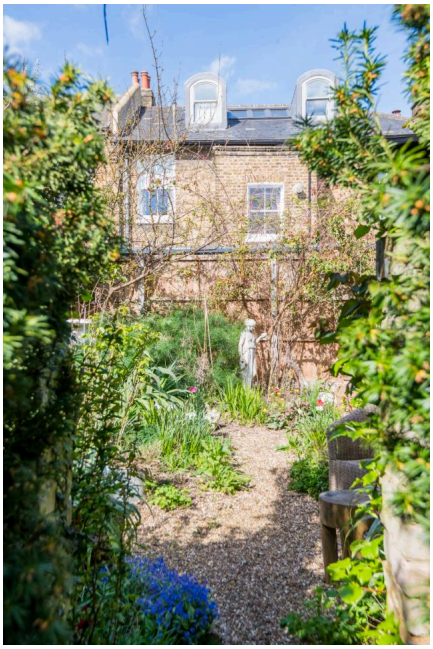
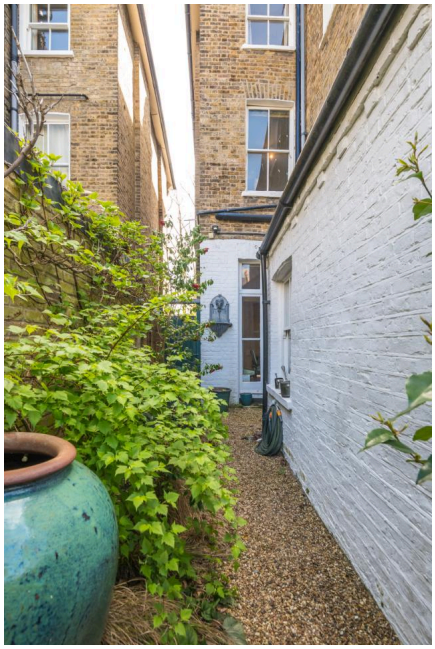
The Gardens , SE22 9QD · *5 bedroom House*

£1,500,000







ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1144

pickwickestates.co.uk · Reg No 7444750 · Registered in England

View this property online: pickwickestates.com/detail/4722/SE229QD_the-gardens.htm

These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.

The Gardens , SE22 9QD · *5 bedroom House*

£1,500,000





Property description

An exceptional and exceedingly rare opportunity to acquire one of only a handful of late Victorian family homes, directly overlooking this iconic garden square in East Dulwich, moments from Peckham Rye Park and Common.

Positioned on the highly coveted The Gardens, a peaceful and secluded cul-de-sac, this enchanting address centres around a beautifully maintained private residents' garden. Secure, mature and rich in planting, offering a truly unique sense of tranquillity and community in the heart of South East London.

This charming semi-detached Victorian home extends to almost 1,900 sq ft (173.63 sqm) across three floors and presents a rare opportunity to restore and reimagine a magnificent period residence. Retaining a wealth of original features, the property showcases elegant exposed brickwork, detailed masonry, and large sash bay windows, all contributing to its striking kerb appeal. A landscaped front garden sets the house back from the street, leading to a grand arched porch and original front door.

Inside, a magnificent entrance hall immediately sets the tone, rich in period detail with high ceilings, original cornicing, corbels and exposed timber flooring.

A beautifully crafted staircase rises through the house, with access beneath to a generous cellar—ideal for storage or potential further use.

These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.

The Gardens , SE22 9QD · *5 bedroom House*

£1,500,000

The ground floor offers a superb double reception room, elegantly divided by original period doors, allowing flexibility between formal entertaining and relaxed living.

The front reception is bathed in natural light from a large sash bay window and centred around a feature fireplace, while the rear reception enjoys a quieter aspect with sealed French doors that look out towards the garden.

To the rear, a generous kitchen/dining room is full of character, featuring terracotta tiled flooring, original sash windows and a striking floor-to-ceiling glazed French window that frames the garden beyond, with direct access from a patio door to outside, perfect for entertaining.

The rear garden is a true highlight—an expertly landscaped sanctuary curated by the current owner, a professional landscape gardener. Extending approximately 50 ft, this private oasis is thoughtfully arranged with mature planting, gravel pathways and distinct areas for dining and relaxation, separated by a charming feature wall. Exceptionally private and surprisingly low maintenance, it offers year-round interest and a rare sense of escape.

Upstairs, the house continues to impress with its scale and retained character. A delightful rear bedroom on the half landing, currently arranged as a library, enjoys verdant garden views and features a cast iron fireplace. A nearby shower room serves this level.

The principal bedroom spans the full width of the house to the front, with high ceilings, ornate detailing, a marble fireplace and a beautiful bay window overlooking the garden square.

Further bedrooms are arranged across the upper floors, all generous in size and many retaining original fireplaces and charming architectural details, with elevated views becoming increasingly impressive towards the top of the house.

While the property would now benefit from updating, it offers an outstanding canvas for a discerning buyer to sensitively enhance and create a truly remarkable long-term family home of considerable character and distinction.

The location offers an exceptional lifestyle balance. Lordship Lane is just a short stroll away, renowned for its vibrant mix of independent cafés, restaurants and boutique shops, while the green open spaces of Peckham Rye Park and Common are moments from the doorstep.

Excellent transport links are close by, with East Dulwich railway station and Peckham Rye railway station providing swift and frequent connections into central London.

These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.

The Gardens , SE22 9QD · *5 bedroom House*

£1,500,000

The area is also highly regarded for its outstanding choice of schools, including The Charter School East Dulwich and the highly sought-after Harris Boys' Academy East Dulwich and Harris Girls' Academy East Dulwich, alongside prestigious independent options such as Alleyn's School and James Allen's Girls' School.

Rich in history - the square itself dating back to 1868 when it was named for the market gardens that originally occupied the site. This house was built shortly afterwards in 1878. This is a truly special opportunity to acquire a distinguished period home and restore it to its full grandeur.

Property features

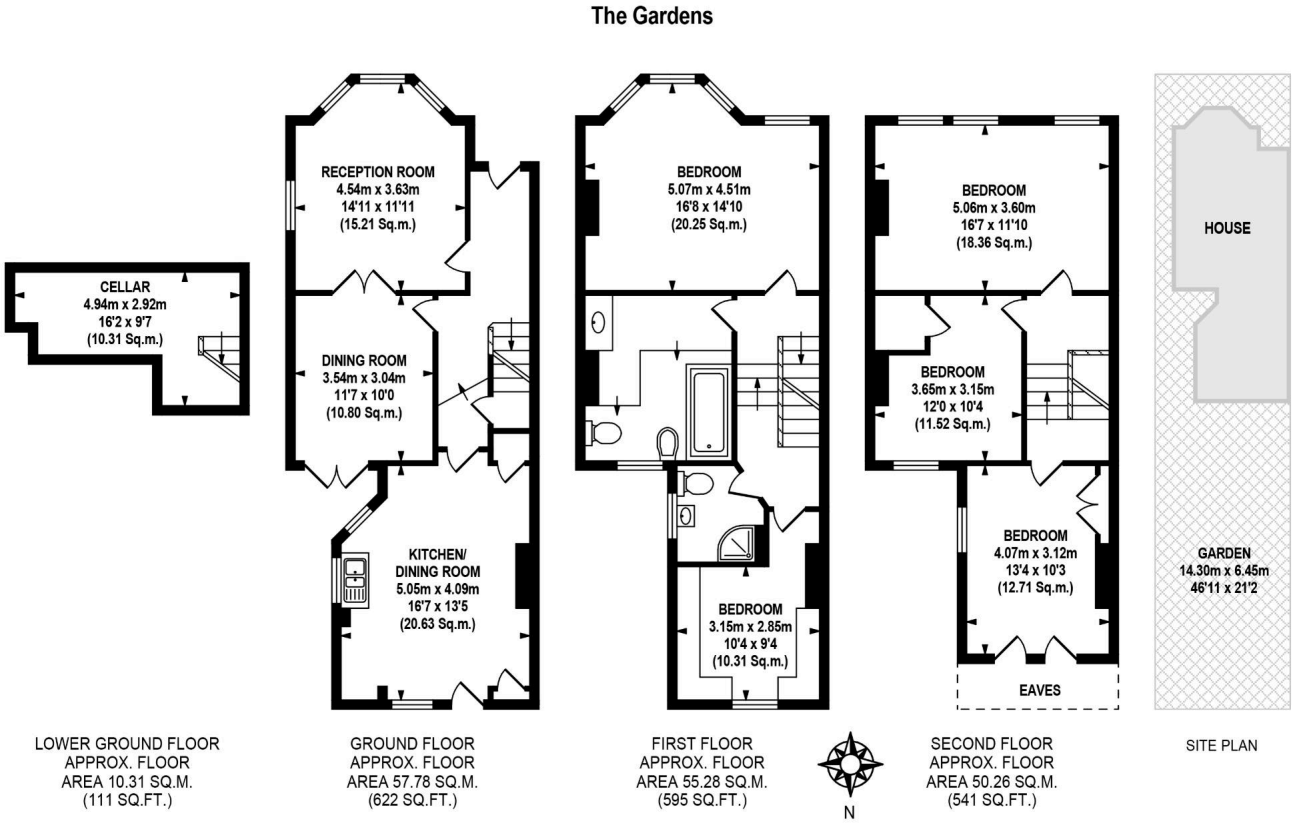
- Rare opportunity to acquire this 5 double bedroom Victorian semi detached family home
- Overlooking an iconic garden square in the heart of East Dulwich
- Retaining a wealth of period features
- Double reception room with feature fireplace and a bay window
- Offering almost 1900 sqft of floor space
- Kitchen dining room with direct access to the garden
- Enchanting 50ft secluded private landscaped rear garden
- Two bathrooms
- Amenities of Lordship Lane and Peckham Rye nearby as well as a great selection of schools
- Close to East Dulwich and Peckham Rye rail stations

Freehold

These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.

The Gardens , SE22 9QD · *5 bedroom House*

£1,500,000



Freehold

ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1144

pickwickestates.co.uk · Reg No 7444750 · Registered in England

View this property online: pickwickestates.com/detail/4722/SE229QD_the-gardens.htm

These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.