

MUNDAY'S

St. Clement's Yard, Archdale Road,  
East Dulwich

£1,975,000



Nestled off Lordship Lane, next to North Cross Road and its delightful Saturday market, St. Clement's Yard is home to seven exceptional properties set within beautiful converted Victorian school buildings (dating back to 1871). Here is your chance to bag the biggest!

The sensitive treatment and refurbishment of no. 3 (overseen by the architect and artist owners who have enjoyed over three decades here!) delivers multiple levels, extremely flexible living space, fantastic light, retained and celebrated architectural features alongside practical and modern additions, and a sunny, entertaining-friendly roof terrace (of about 15 square metres) with far-reaching vistas. Allocated off-street parking completes the package.

Getting around? Walk just 10 minutes to East Dulwich Station, or pick up a bus to town from Lordship Lane (185 for Victoria/176 for Tottenham Court Road)

*Munday's Estate Agents Ltd.*  
2 Mary Boast Walk  
London SE5 8SP  
020 3318 8900

[www.mundays.com](http://www.mundays.com)

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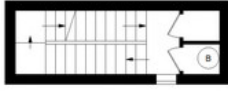


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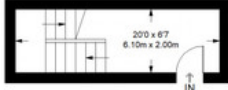
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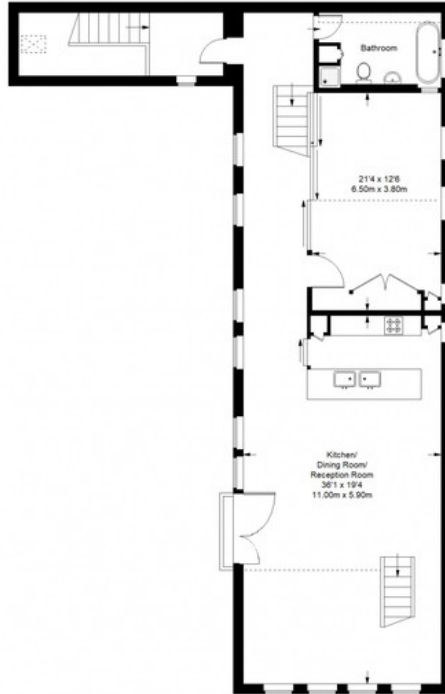
## Archdale Road



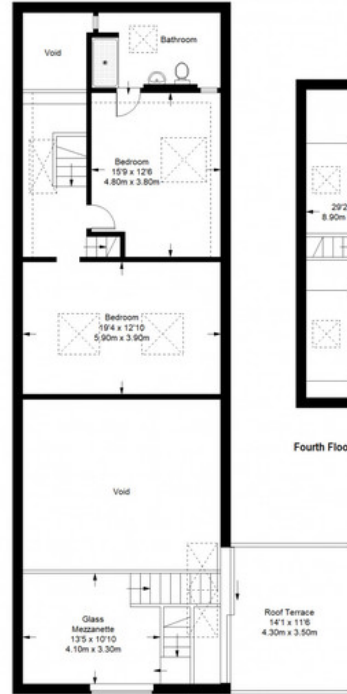
First Floor = 125 sq ft



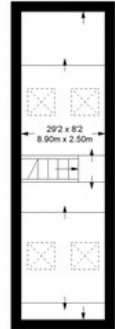
Ground Floor = 125 sq ft



Second Floor = 1410 sq ft



Third Floor = 859 sq ft



Fourth Floor = 248 sq ft

Approximate Gross Internal Area  
 GROUND FLOOR = 125 sq ft / 11.61 sq m  
 FIRST FLOOR = 125 sq ft / 11.61 sq m  
 SECOND FLOOR = 1410 sq ft / 130.99 sq m  
 THIRD FLOOR = 859 sq ft / 79.80 sq m  
 FOURTH FLOOR = 248 sq ft / 23.04 sq m  
 Total = 2767 sq ft / 257.05 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D357409)