

**HARVEY &
WHEELER**
ESTABLISHED 1855

45 COLLEGE ROAD
DULWICH VILLAGE SE21



A very substantial and architecturally important Georgian c.1721, Grade II listed, family house in College Road. Diagonally opposite Dulwich College and set back from the road, a large carriage drive gives access via an electronic gate to the front of the property where there is gravelled parking for cars and access to the front door.

The main house has an approximate gross internal area 5,762 sq ft (535 sq m) which includes the annexe 676 sq ft (62.8 sq m). Additionally, the two garages and garden room provide an extra gross internal area of approximately 666 sq ft (62 sq m). The whole property has been extensively improved and newly renovated throughout by the current owners.

Arranged over three floors, the accommodation has well-proportioned rooms and the layout works well for both entertaining and family life. Large windows contribute to excellent natural light throughout.

On the first floor there are two master bedrooms with dressing room/area and bathrooms with walk in showers in each. On the second floor there are three bedrooms including one en suite and a family bathroom. All the bathrooms have under floor heating, double wash basins and WCs.

On the ground floor there is a self-contained annexe with its own entrance that includes a large room with a separate shower room, wash basin and WC. This could be suitable for several uses, possibly for a relative, staff accommodation, a cinema room or possibly an indoor pool complex subject to any necessary consent. The large rear garden is mainly laid to lawn.

Close to Dulwich Village, the property is particularly well placed for all the amenities of Dulwich as well as Dulwich's excellent state and independent schools. The nearest stations are West Dulwich (Victoria, Blackfriars) and North Dulwich (London Bridge and two stops to Peckham Rye for the Overground and Docklands). EPC Rating E

ACCOMMODATION

5 Bedrooms (3 en suite)	3 Reception rooms
4 Bathrooms (3 en suite)	Open plan kitchen
2 Ensuite dressing rooms/areas	Large landscaped garden
Ground floor WC	Self contained annexe with bathroom
Plant/Boot room & gym	Garden room and 2 garages







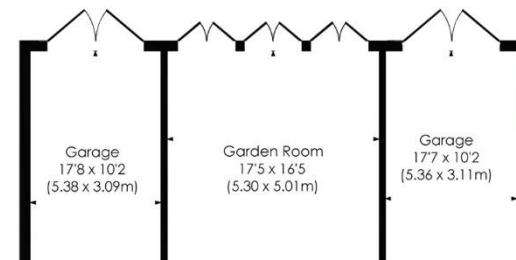
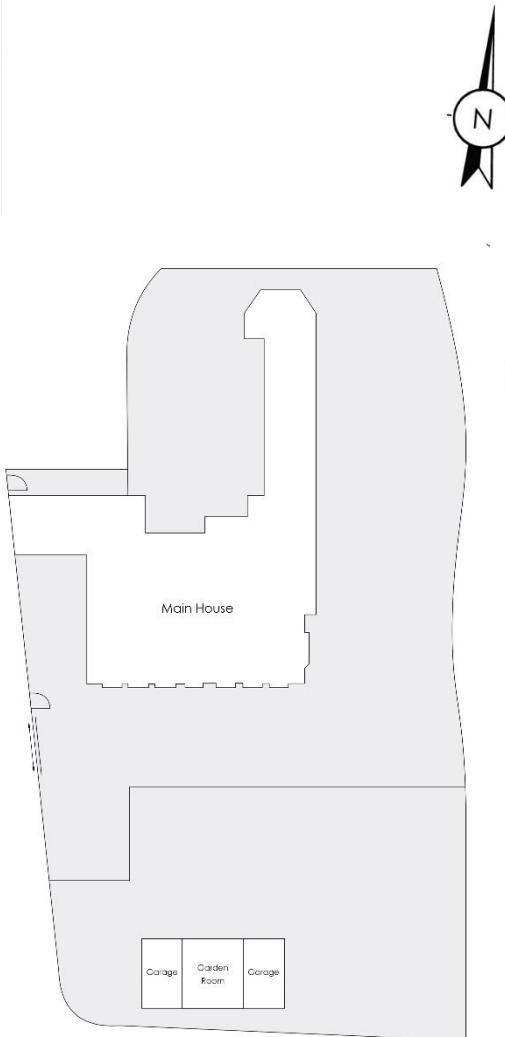


COLLEGE ROAD, SE21

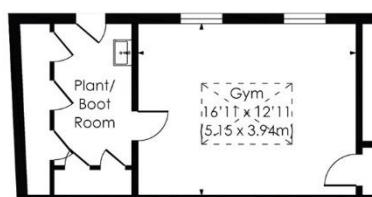
Approx. Gross Internal Floor Area

5762 Sq. ft/535.32 Sq. m

666 Sq. ft/61.92 Sq. m (Outbuilding)

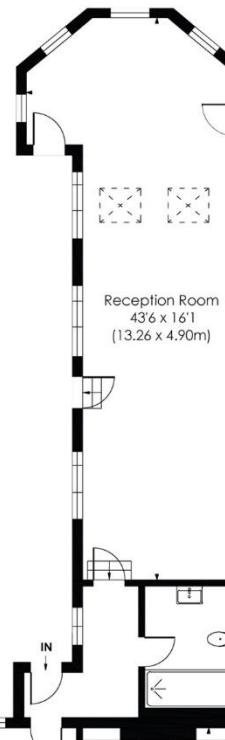
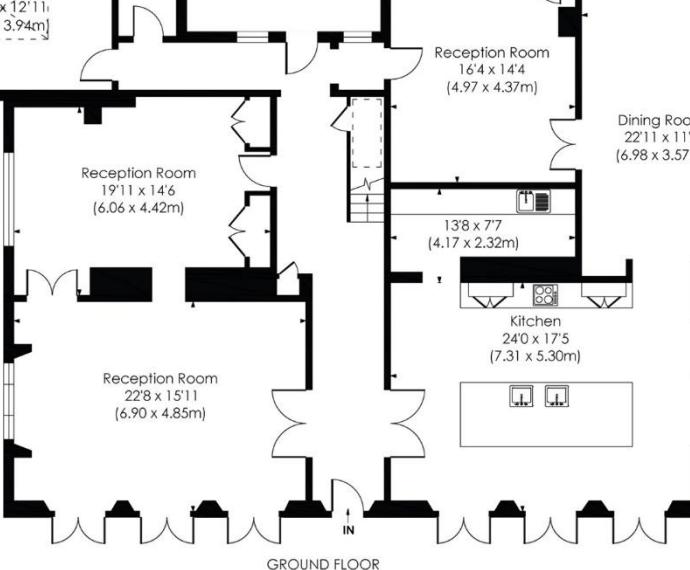


GROUND FLOOR

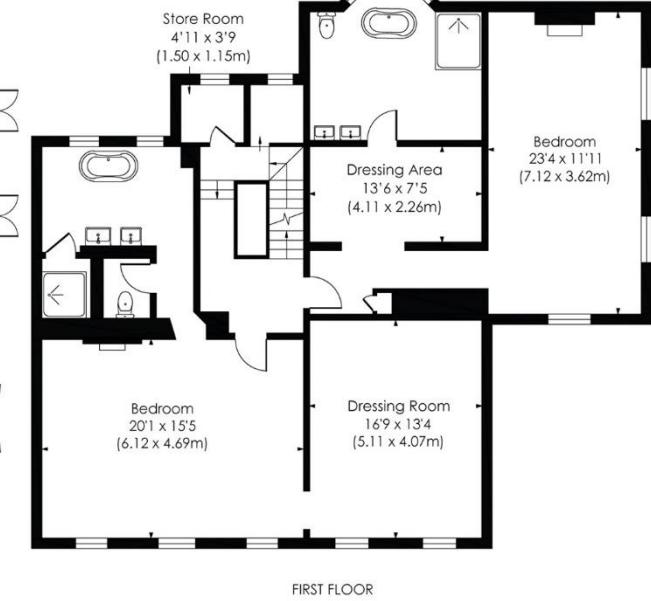
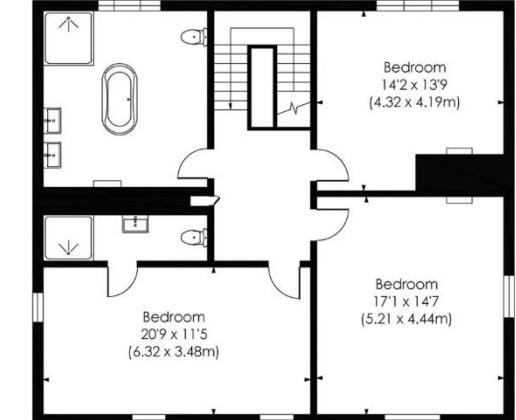


Reception Room
19'11 x 14'6
(6.06 x 4.42m)

Reception Room
22'8 x 15'11
(6.90 x 4.85m)



SECOND FLOOR



This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Viewing is recommended, but strictly by appointment with Sole Agents

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Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.



33 Dulwich Village
London, SE21 7BN
020 8693 4321

mail@harveywheeler.com

harveywheeler.com

