

**HARVEY &
WHEELER**
ESTABLISHED 1855

13 GILKES CRESCENT
DULWICH SE21 7BP



A substantial semi-detached family home with off-street parking and impressive rear garden, situated on one of the most sought-after roads in Dulwich Village. The property is ideally positioned for local amenities and the area's outstanding Village schools, including The Charter Schools, Alleyn's, JAGS and Dulwich College.

Built in the 1920s, the home spans approximately 2,447 sq ft (227.3 sq m) of well-proportioned living space, including areas with restricted ceiling height. The ground floor provides superb entertaining space with light wooden flooring throughout. A wide bay-fronted reception room connects seamlessly to the expansive open-plan kitchen/dining room via sliding pocket doors.

The kitchen features a central island breakfast bar, an adjacent pantry/storage room, a spiral wine cellar and bi-fold doors opening onto a rear decked terrace, perfect for outdoor entertaining. A second rear reception room features French doors overlooking the mature garden, which measures approximately 124'5" x 37'1" (38 x 11.30m). The house further benefits from a wide and welcoming entrance hall.

The first floor comprises four bedrooms and a family bathroom, while the second floor offers a fifth bedroom with eaves storage and an additional bathroom.

North Dulwich station is within easy reach, providing regular services to London Bridge, as well as connections to the Overground/Windrush line via Peckham Rye.

Early viewing is strongly recommended.

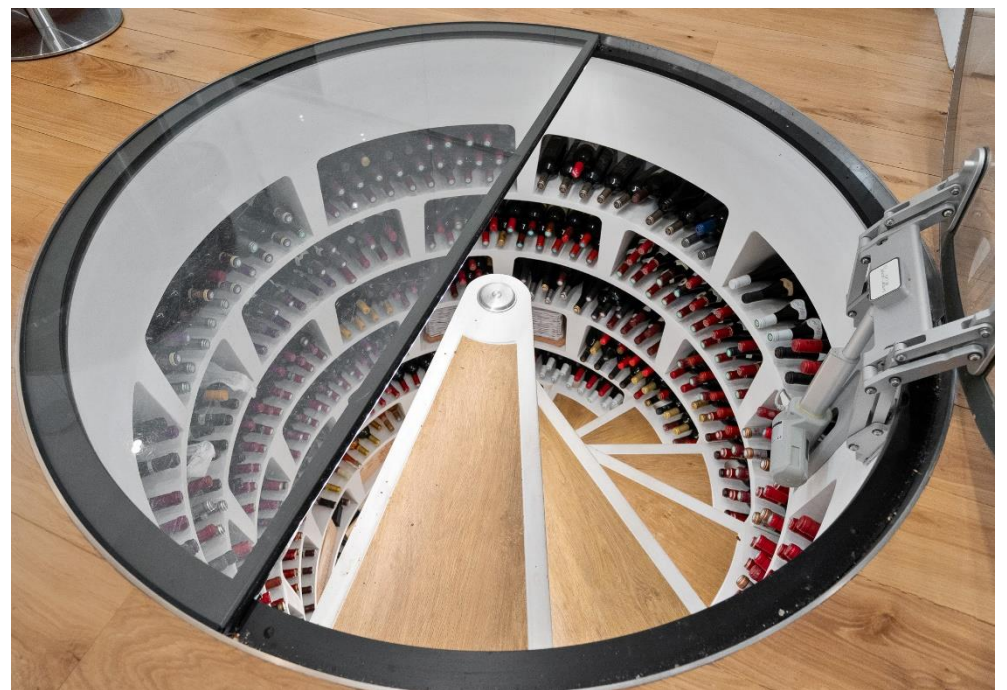
Freehold. EPC Rating E. Tax Band G.

ACCOMMODATION

5 Bedrooms	2 Large reception rooms
2 Bathrooms	Open-plan kitchen/diner and family space
Ground floor WC	Utility room
Wide entrance hall	Spiral wine cellar
Off-street parking	Large mature rear garden

£2,950,000









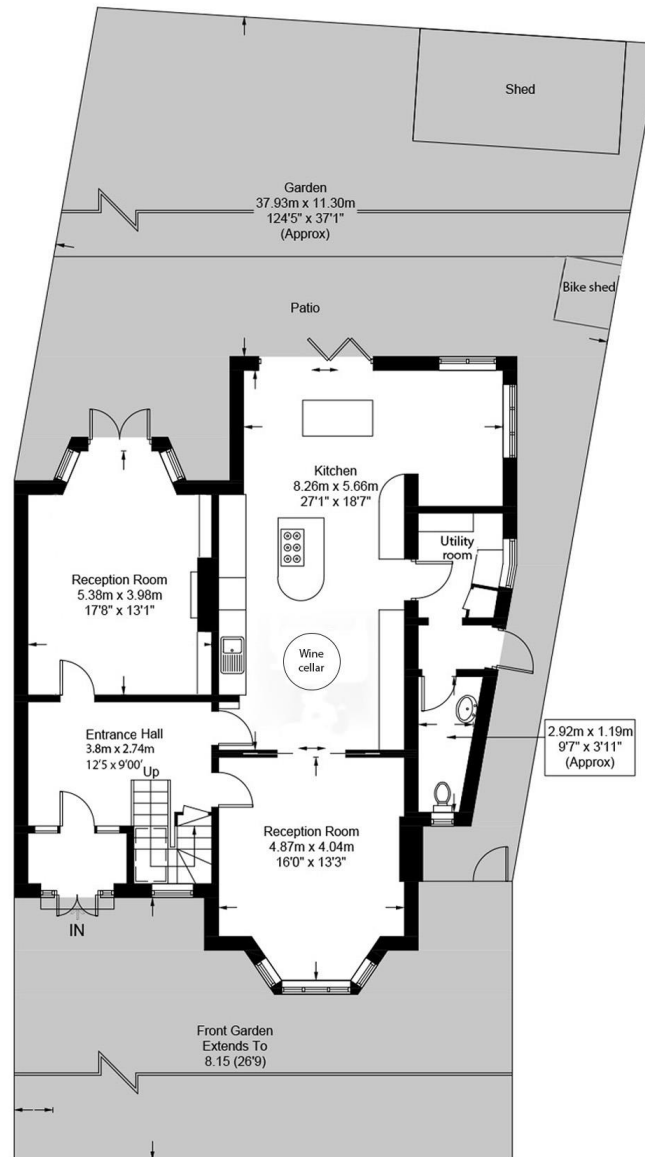


Gilkes Crescent, SE21

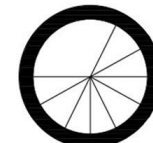
Approximate Gross Internal Area = 2447 sq ft / 227.3 sq m (Including Restricted Height)

Restricted Height = 139 sq ft / 12.9 sq m

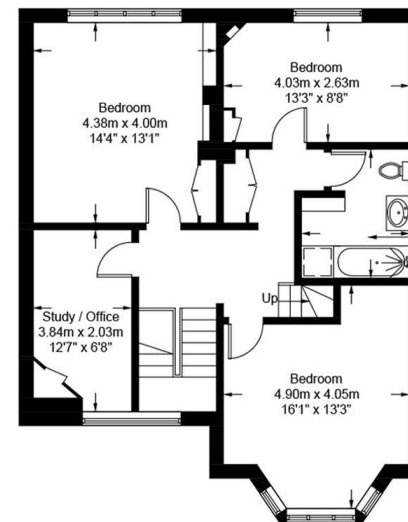
Wine Cellar = 53 sq ft / 4.9 sq m



Ground Floor

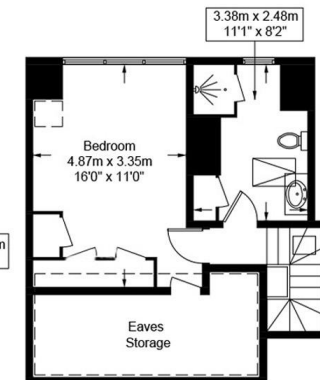


Wine Cellar



First Floor

[Dashed line] = Reduced headroom below 1.5m / 5'0"



Second Floor

Viewing is recommended, but strictly by appointment with Sole Agents

harveywheeler.com

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.



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