

**HARVEY &  
WHEELER**  
ESTABLISHED 1855

**PARKSIDE**  
**DULWICH COMMON**  
**LONDON, SE21 7EU**





Architecturally stunning 1930's semi-detached house, built in the Georgian style, using many eighteenth-century features and recently refurbished to a very high standard.

Located in a sought-after position just a short stroll from the gates of Dulwich Park, this property is conveniently placed for access to the amenities of Dulwich and highly regarded local schools, including Dulwich College. The property is set back from the road with a front garden of approximately 98'5 x 50'8" (30m x 15.5m) featuring a gravelled driveway which provides parking space for several cars and leads to the garage.

The house has a gross internal area of approximately 3,025 sq ft (281 sq m), excluding the garden room currently used as a gym and the loft. It features generously sized, well-proportioned rooms with high ceilings, and benefits from newly installed double glazing throughout. There is also potential for further extension, such as a loft conversion, subject to the necessary consents.

The ground floor boasts two elegant front facing reception rooms, one of which features French doors that open onto the beautifully landscaped front garden. A third reception room at the rear also benefits from French doors and leads to the rear garden. This space connects to a stylish wine and cocktail bar, and flows into a spectacular, light-filled kitchen. The kitchen/diner is a true centrepiece, featuring a central island/breakfast bar, skylights, and sliding glass doors that open onto a private terrace equipped with an outdoor kitchen, including a pizza oven and barbeque, perfect for entertaining. Beyond the terrace lies a beautiful landscaped well-maintained rear garden with a garden studio complete with air conditioning. The rear terrace and garden extend to approximately 105' x 50'8" (32m x 15.5m). Additionally, there is a pantry, utility room, storage room, boot room with a shower and a cloakroom/WC.

The first floor offers four stunning double bedrooms with bespoke fitted wardrobes as well as two bathrooms, both equipped with underfloor heating.

The nearest train station is West Dulwich with direct services to Blackfriars and Victoria. EPC Rating D - Tax Band H

#### ACCOMMODATION

4 Double bedrooms	3 Reception rooms
Scope for a loft conversion (STPP)	Kitchen/diner with middle island/breakfast bar
2 Bathrooms	Utility/laundry room
Boot room with shower	Pantry and storage room
Cloakroom/WC	Rear garden with outside kitchen and garden room
Newly installed double glazing throughout	Garage/driveway/front garden

£3,500,000



















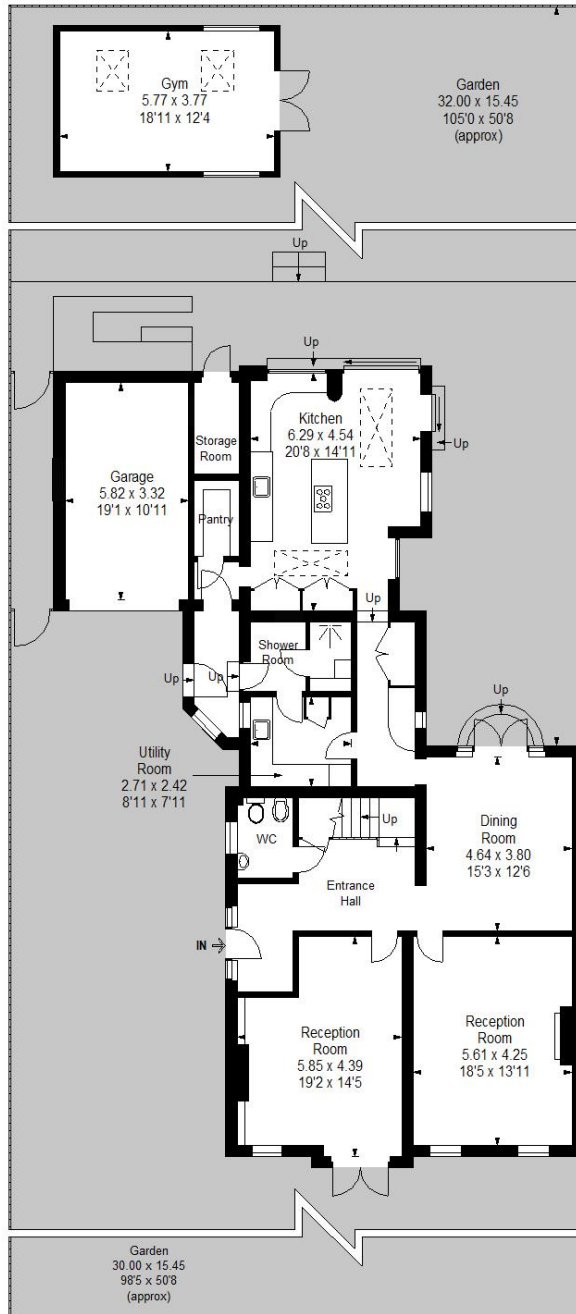
## Dulwich Common, SE21

Approximate Gross Internal Area = 281.02 Sq m / 3025 Sq ft  
(Including Garage/ Shed/ Excluding Gym/ Loft)

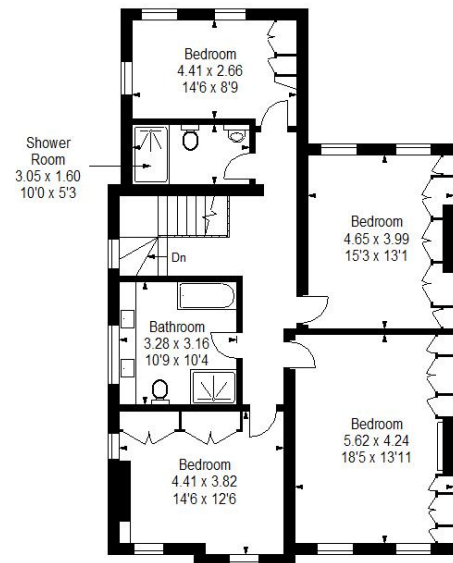
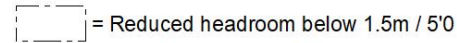
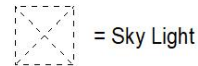
Gym = 21.74 Sq m / 234 Sq ft

Total Internal Area = 302.76 Sq m / 3259 Sq ft

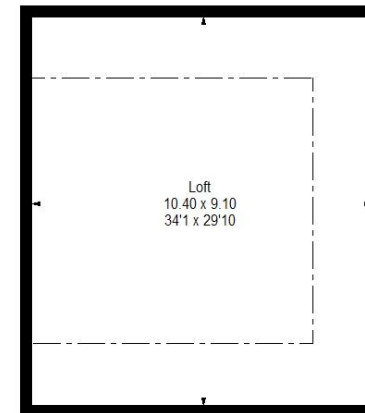
Loft = 94.64 Sq m / 1019 Sq ft  
(approx)



Ground Floor



First Floor



Loft

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.



**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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