



**HARVEY &  
WHEELER**  
ESTABLISHED 1855

211 EAST DULWICH GROVE  
DULWICH, SE22 8SY



Set well back from the road with a generous gravelled driveway providing ample off-street parking space for several vehicles. This substantial semi-detached home enjoys a magnificent rear garden and is superbly positioned for excellent local amenities and highly regarded schools, including Dulwich Infants', Dulwich Hamlet, Charter North Dulwich, JAGS, Alleyn's and Dulwich College.

With an approximate gross internal area of 2,793 sq ft (260 sq m), excluding the eaves, the property may also offer scope for further extension, subject to the necessary planning consents. The house provides exceptionally spacious and well-balanced accommodation, perfectly suited to both family living and entertaining.

The ground floor is centred around an impressive 49 ft (15 m) dual-aspect reception room, featuring a charming front bay window seat, a central fireplace with wood-burning stove, and floor-to-ceiling bi-folding doors opening onto the terrace and garden. The generous kitchen/dining room also opens directly onto the rear terrace, creating an ideal space for indoor-outdoor entertaining. The mature rear garden, beautifully stocked with shrubs and plants, measures approximately 154'2 x 37'9 (47 x 11.5 m). The ground floor further benefits from a cloakroom, separate WC, and a self-contained annexe with an en suite shower room.

On the first floor are three double bedrooms, two of which have en suite bathrooms. There is scope to reinstate a fourth bedroom on this floor. The second floor hosts a further double bedroom with en suite bathroom, together with an adjoining office/gym or further dressing room.

North Dulwich station is just a short walk away, providing direct services to London Bridge and Peckham Rye for the Overground. Herne Hill station also offers connections to Victoria, Blackfriars and St Pancras.

Offered chain free. Freehold. EPC Rating C. Council Tax Band G.

**ACCOMMODATION**

**3 Reception rooms**

**4 Bedrooms**

**Open plan kitchen/dining room**

**3 Bathrooms (2 en suites)**

**Ground floor WC and Cloakroom**

**Dressing room**

**Gravelled off street parking**

**Office/Gym/En suite dressing room**

**Magnificent rear terrace and garden**

**Self contained annexe with shower room**

**£2,850,000**











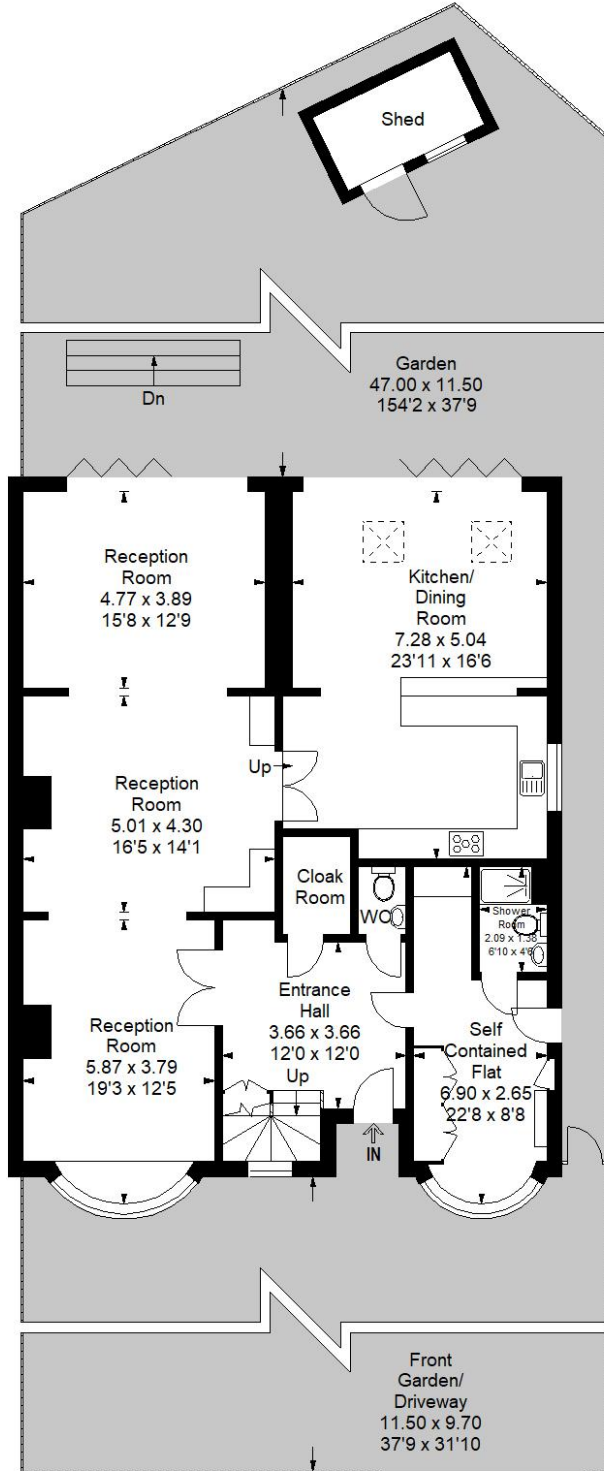
# East Dulwich Grove, SE22

Approximate Gross Internal Area = 259.47 Sq m / 2793 Sq ft  
(Excluding Eaves)

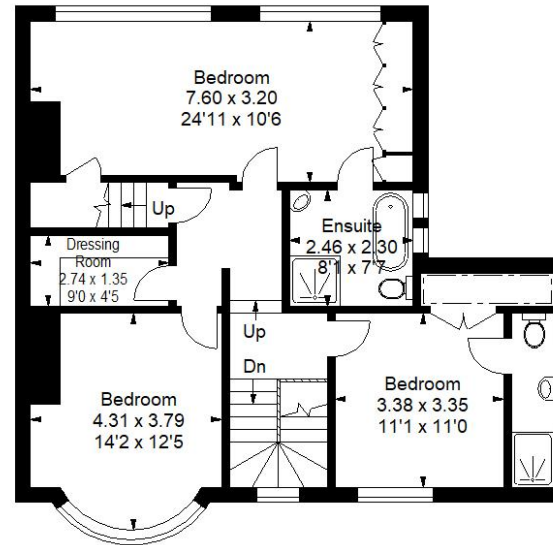
Total Area = 278.98 Sq m / 3003 Sq ft

 = Reduced headroom below 1.5m / 5'0"

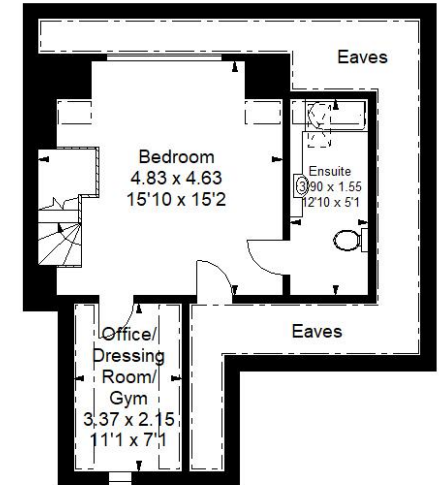
 = Sky Light



**Ground Floor**



**First Floor**



**Second Floor**

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](http://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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