

**HARVEY &
WHEELER**
ESTABLISHED 1855



21 DALMORE ROAD
WEST DULWICH SE21 8HD



Situated within the Rosendale Road Conservation Area, this attractive Victorian double-fronted house offers six double bedrooms, double off street parking and a large mature rear garden.

The home spans approximately 3,077 sq ft - 285.9 sq m (including the basement) of well proportioned living space and retains many period features including bay windows, cast iron fireplaces, cornices and carvings. The layout is well suited for both entertaining and family life.

The ground floor boasts two bright and inviting reception rooms at the front of the property. To the rear, there are two further reception rooms alongside a kitchen and dining room enhanced by a glass rooflight flooding the space with natural light. Both the spacious rear reception room and kitchen/dining area offer direct access to the rear terrace and garden. The rear garden has an array of mature shrubs and trees and measures 85'11 x 34'9 (26.20m x 10.60m). Additionally, there is a ground floor WC and cellar space for storage.

On the first floor, there is the principal bedroom with en suite shower room, three further double bedrooms and a family bathroom.

The second floor features the fifth and sixth bedrooms plus a second family bathroom.

Well located for all the amenities of Dulwich, including Dulwich College and Dulwich Prep & Senior, the house is equally well located for the stations at West Dulwich (Victoria, Blackfriars/St Pancras) and Tulse Hill (London Bridge, Blackfriars/St Pancras).

Chain free. Freehold. EPC Rating D. Tax Band G.

ACCOMMODATION

6 Double bedrooms	Period features
4 Reception rooms	Basement
3 Bathrooms (1 en suite)	Large and mature garden
Kitchen/dining room	Side passageway
Ground floor WC	Double off street parking

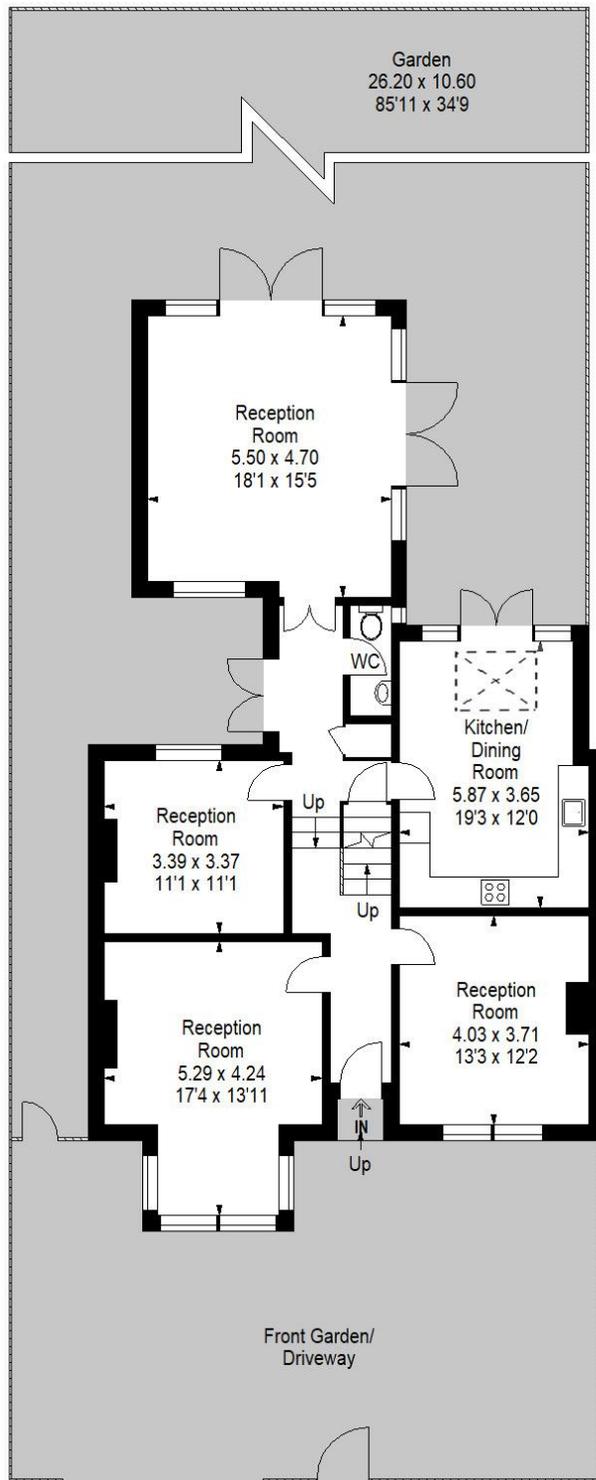
£2,550,000









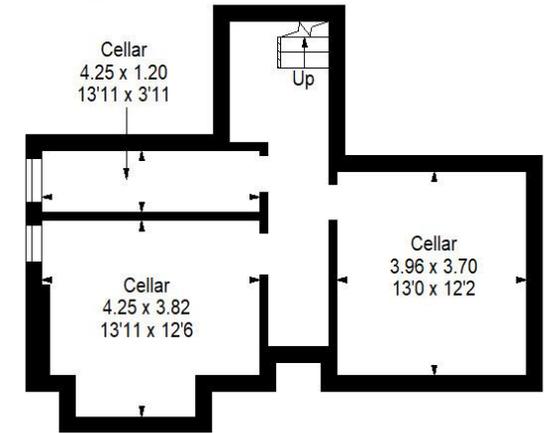
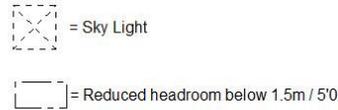


Ground Floor

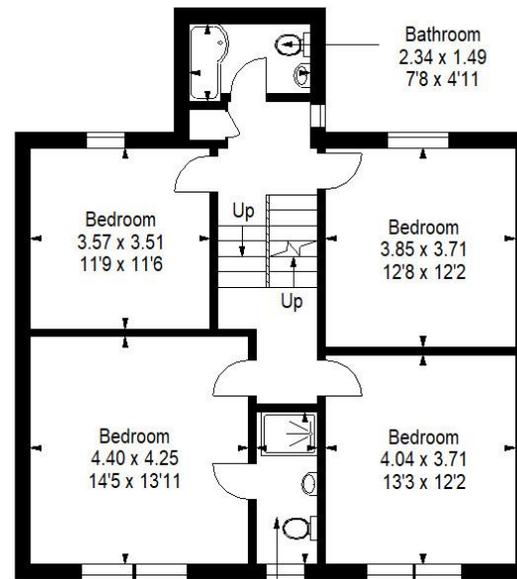
Dalmore Road, SE21

Approximate Gross Internal Area = 240.33 Sq m / 2587 Sq ft
(Excluding Basement)

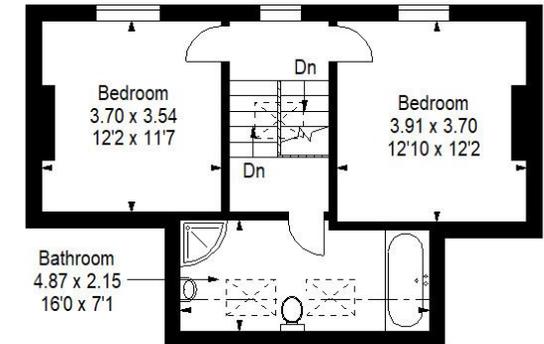
Cellar Area = 45.52 Sq m / 490 Sq ft
Total Area = 285.85 Sq m / 3077 Sq ft



Basement



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

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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