

**HARVEY &
WHEELER**
ESTABLISHED 1855

4 MITCHELL'S PLACE
DULWICH VILLAGE SE21 7JZ



Set within a secure gated development in the heart of Dulwich Village, this is a well-presented four bedroom house with a roof terrace, front garden and allocated off-street parking., The property is ideally located for the area's outstanding state and independent schools, local shops, cafés and amenities.

The house extends to approximately 1,814 sq ft (169 sq m) of well-proportioned accommodation. The ground floor comprises an entrance hall, a spacious kitchen with breakfast bar, and a rear reception room. Pocket doors allow the space to be opened up or separated as required.

The first floor offers a principal bedroom with extensive fitted wardrobes, a second double bedroom also with fitted wardrobes, and a luxurious family bathroom featuring twin wash basins, a freestanding bath and a separate walk-in shower.

On the second floor are two further double bedrooms, one of which benefits from direct access to a roof terrace with a westerly aspect and ample room for outdoor seating. A contemporary shower room completes this floor.

Offered to the market with no onward chain, the property is held on a virtual freehold, comprising a share of freehold with the benefit of the original 999-year lease from 1 January 1998.

Excellent transport links are available from North Dulwich station, providing direct services to London Bridge and easy connections via Peckham Rye to the London Overground. Herne Hill station is also nearby, offering direct services to London Victoria, Blackfriars and St Pancras International.

EPC Rating C. Council Tax Band G. Annual service charge: £2,880. Pets allowed.

ACCOMMODATION

4 Double bedrooms

2 Bathrooms (1 en suite)

Ground floor WC

Entrance hall

Secure gated communal grounds & gardens

Spacious reception room

Large kitchen/breakfast bar

Roof terrace & front garden

Residents' secure bike storage

Allocated off-street parking

£1,350,000



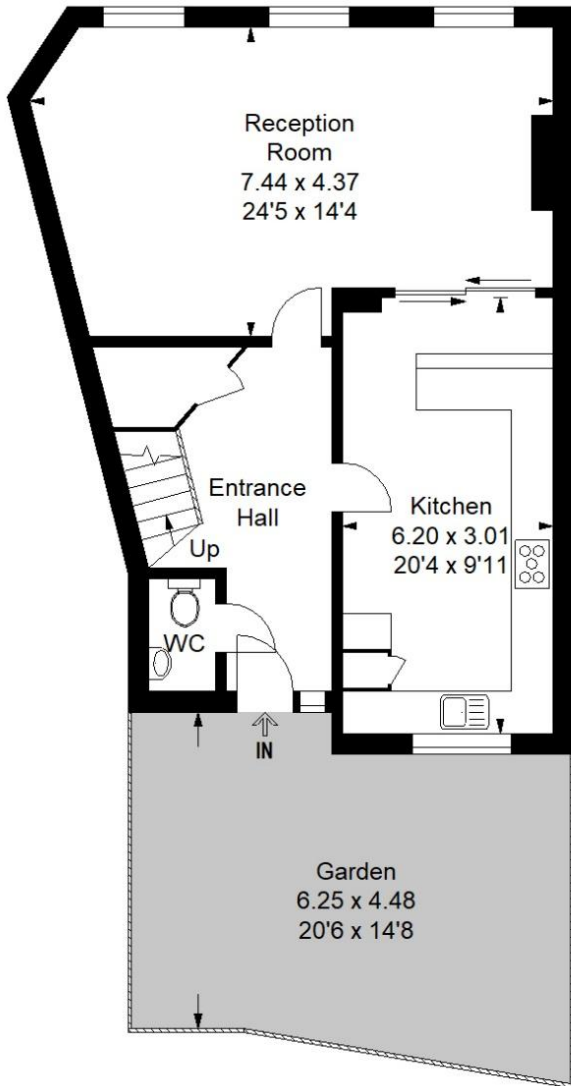
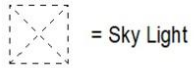




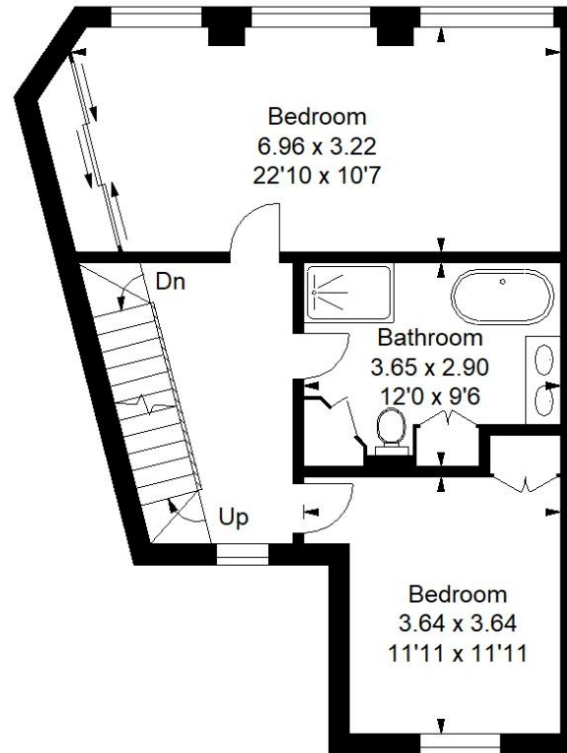


Mitchell's Place, SE21

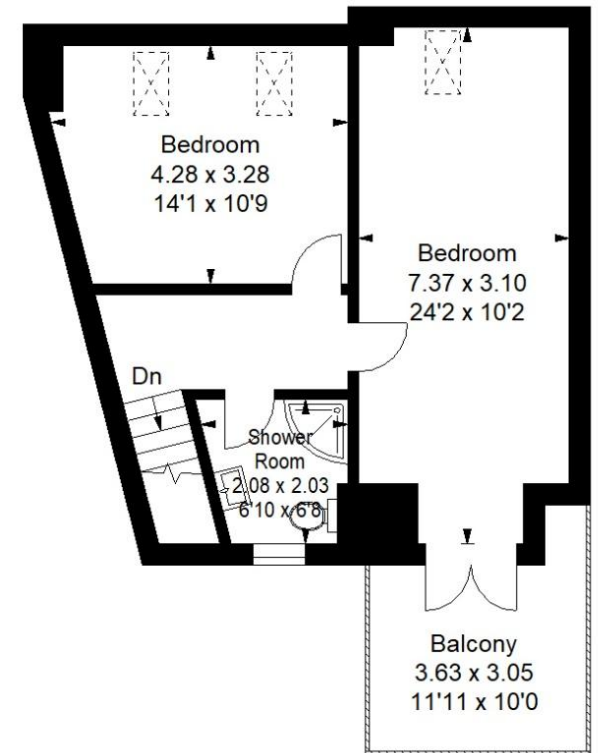
Approximate Gross Internal Area = 168.52 Sq m / 1814 Sq ft



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

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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.

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