

**HARVEY &
WHEELER**
ESTABLISHED 1855

41 ELMWOOD ROAD
HERNE HILL SE24 9NS



An attractive Edwardian house situated in the sought-after North Dulwich Triangle, ideally located for the local amenities of Dulwich Village and Herne Hill. The property is also conveniently positioned for a number of highly regarded schools, including The Charter School North Dulwich, JAGS and Alleyn's.

Extending to approximately 2,440 sq ft (227 sq m) of gross internal floor area, excluding the eaves storage, the house successfully combines period charm with the comforts of modern living. Underfloor heating is installed in the entrance hall, kitchen/dining room and bathrooms.

The welcoming entrance hall features an original stained-glass front door and leads into a spacious, dual-aspect reception room, currently arranged as a dining room, with an elegant wide bay window. This flows through to the kitchen, which features a breakfast bar and access to the side passage leading to the rear garden. To the rear, a second reception room enjoys direct access to the garden through French doors. A separate utility room, guest WC and cellar access complete the ground floor accommodation.

The landscaped rear garden offers a delightful, paved terrace with integrated wooden benches, ideal for al fresco dining and entertaining. Beyond, a lawn bordered by mature trees and established shrubs provides a peaceful outdoor space for relaxation and play.

The first floor comprises three double bedrooms, two of which feature herringbone parquet flooring, alongside a wet room. The second floor offers two further double bedrooms, a study and a generously proportioned bathroom, appointed with twin washbasins, a freestanding bath, a walk-in rainfall shower and WC.

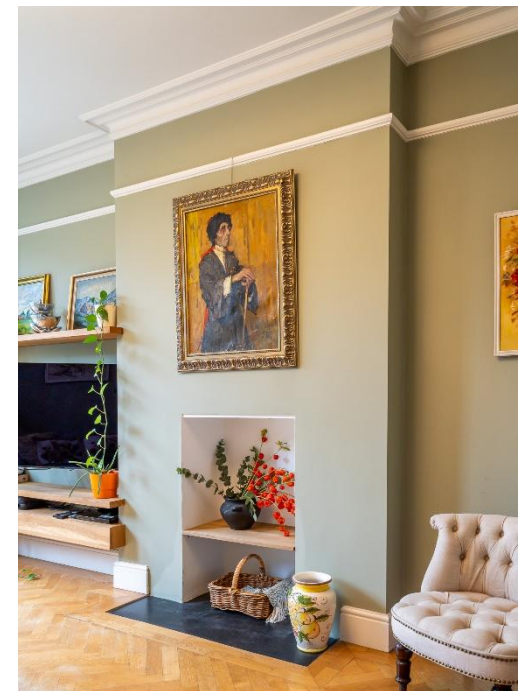
Herne Hill and North Dulwich stations provide convenient rail connections to London Bridge, Victoria, Blackfriars, St Pancras International and Peckham Rye, where interchange is available for the Windrush line, offering onward connections to the City and Docklands.

Freehold. EPC Rating D. Tax Band F.

ACCOMMODATION

5 Bedrooms	Reception room
Study	Dual aspect open plan kitchen/dining room
2 Bathrooms	Ground floor utility room and separate WC
Partial underfloor heating	Eaves storage
Cellar	Landscaped rear garden with paved terrace

£2,100,000









Elmwood Road, SE24

Approximate Gross Internal Area = 221.57 Sq m / 2385 Sq ft
(Excluding Eaves)

Eaves = 5.11 Sq m / 55 Sq ft

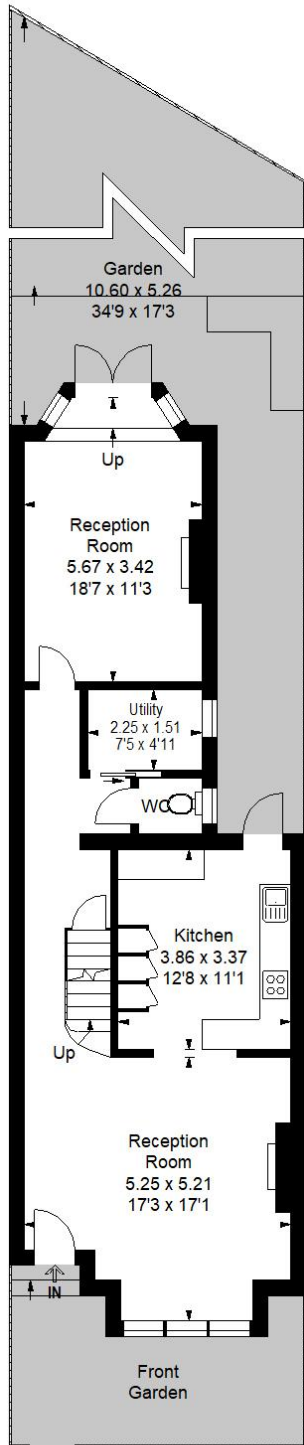
Total Area = 226.68 Sq m / 2440 Sq ft

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

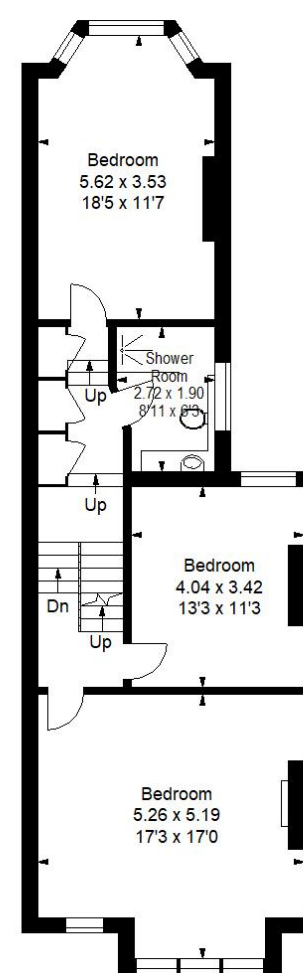
[Symbol] = Sky Light



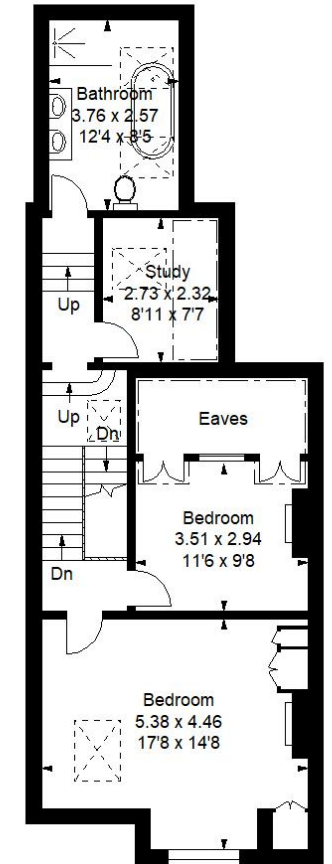
Cellar



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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