

**HARVEY &
WHEELER**
ESTABLISHED 1855

Dulwich Village SE21 7AJ



A four bedroom period house in the very heart of Dulwich Village ideally located for the Village shops, restaurants and schools. The house was extensively remodelled and rebuilt by the former owner, an architect with Austin Vernon & Partners and well known for their mid-century work on the Dulwich Estate. The house is at the end of a terrace of three properties, two of which are believed to be by George Tappen. The front room with its bay dates from a much earlier period but the rest of the house is relatively modern.

Well set back from the road with a front mature 82'9 x 26'1 (25.2 x 8m), the property has a gross internal area of approximately 1,955 sq ft (182 sq m). On the ground floor, there is a bright entrance hall, a reception room with a bay window at the front, a spacious double reception room, a kitchen/ breakfast room at the rear, both opening onto the south west facing patio with pergola and rear garden 59'1 x 25'11 (18 x 8m). Additionally, there is a study at the front of the house looking towards the village, a utility room off the kitchen and shower room with WC and wash basin off the entrance hall. On the first floor, there are four double bedrooms, including master bedroom with en suite shower room, and a separate family bathroom.

Properties such as this, very rarely indeed come to the market and this presents an opportunity for a buyer to create a lovely family home in a truly sought after location.

The nearest station is North Dulwich (London Bridge, and two stops to Peckham Rye for the Overground). Herne Hill Station is close by with direct service to Victoria, Blackfriars and St Pancras.

EPC Rating (D)

ACCOMMODATION

4 Double bedrooms	Front reception room
Family bathroom	Spacious double reception room
2 Shower rooms (1 en suite)	Kitchen/breakfast room
Fitted cupboards	Front garden
Study	Rear patio and garden

£2,350,000









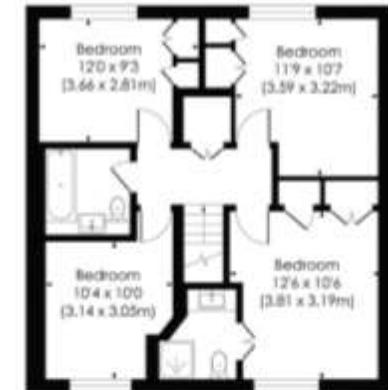
DULWICH VILLAGE, SE21

Approx. Gross Internal Floor Area

1954 Sq. ft/181.55 Sq. m



GROUND FLOOR



FIRST FLOOR



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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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