

**HARVEY &  
WHEELER**  
ESTABLISHED 1855

19 DULWICH VILLAGE  
DULWICH SE21 7BT



This attractive Arts and Crafts semi-detached home is situated in the heart of Dulwich Village and features a spectacular mature rear garden, front garden, off-street parking for two cars, and a detached garage.

Extending to approximately 2,110 sq ft (196 sq m), the property retains a wealth of original character, including ornate ceiling detailing, stained glass, period fireplaces and herringbone wooden floor. There may be an opportunity to extend the property subject to any necessary consents.

A wide and welcoming entrance hallway leads to a bright reception room, featuring an elegant bay window overlooking the front garden. To the rear, a spacious drawing room with a fireplace and French doors opens onto the impressive garden. The large kitchen and breakfast room, with underfloor heating and additional French doors, provides direct access to the garden, ideal for indoor-outdoor living. A shower room with WC completes the ground floor.

The stunning rear garden extends to over 140 ft (43 m) and is predominantly laid to lawn.

On the first floor, there are four well-proportioned bedrooms and a family bathroom connected to a laundry room. The second floor offers a fifth bedroom and a wet room with underfloor heating.

Ideally located, the house is just moments from the shops, cafés, and amenities of Dulwich Village. Two outstanding primary schools are within a short walk, and The Charter School North Dulwich is approximately five minutes away.

North Dulwich station offers regular services to London Bridge, with further connections via Peckham Rye to the London Overground. Herne Hill station provides direct routes to Victoria, Blackfriars, Farringdon, and St Pancras, while Brixton and the Victoria Line are easily accessible by a short bus journey.

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



#### ACCOMMODATION

- |                          |                                     |
|--------------------------|-------------------------------------|
| 5 Bedrooms               | Impressive rear garden              |
| 3 Bathrooms (1 wet room) | 2 Reception rooms                   |
| Ground floor WC          | Large kitchen/breakfast room        |
| Eaves storage            | Wide entrance hallway               |
| Detached garage          | Front garden and off street parking |

**£2,850,000**









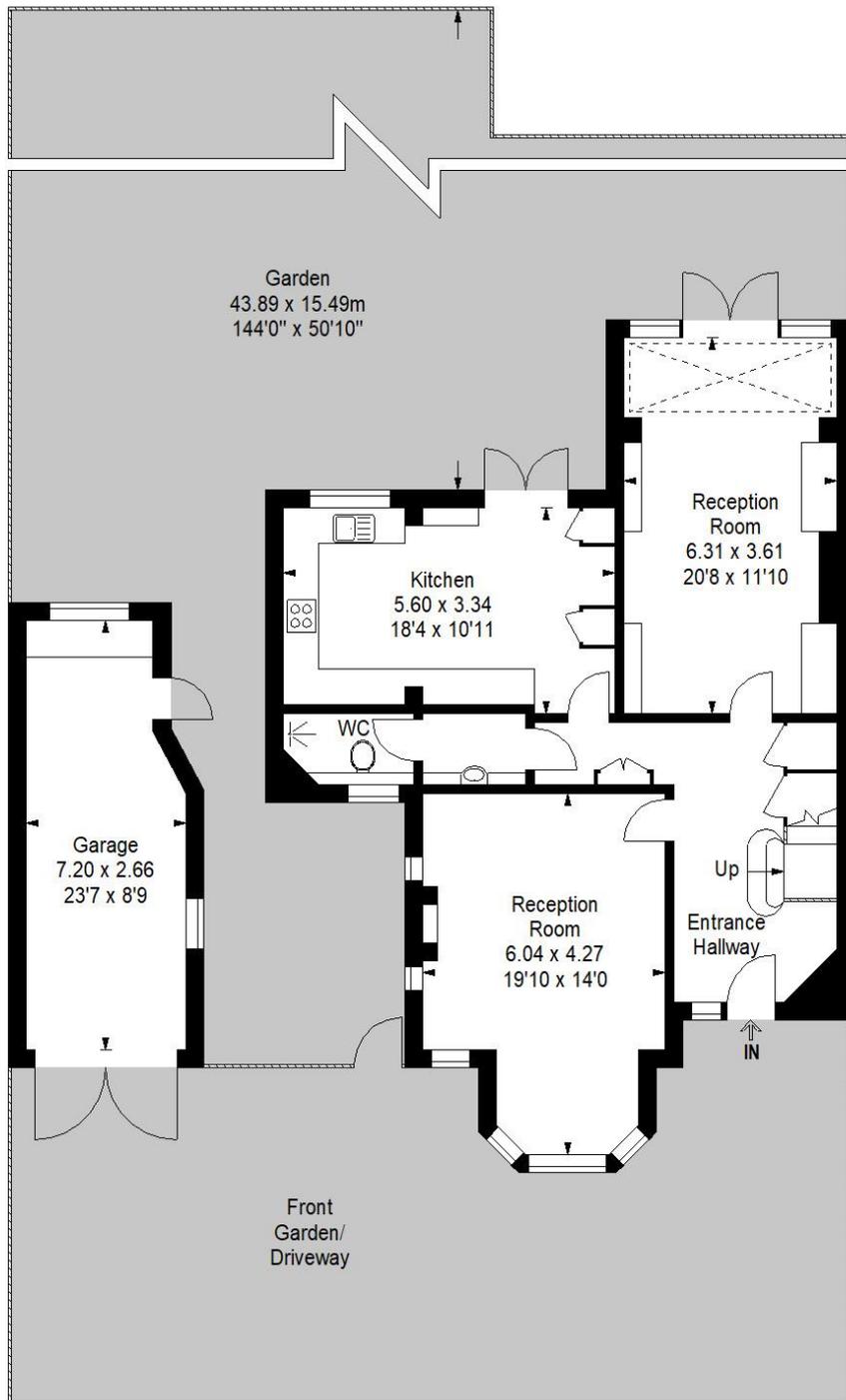
# Dulwich Village, SE21

Approximate Gross Internal Area = 196.01 Sq m / 2110 Sq ft  
(Excluding Eaves/ Garage)

Eaves = 14.31 Sq m / 154 Sq ft

Garage = 18.12 Sq m / 195 Sq ft

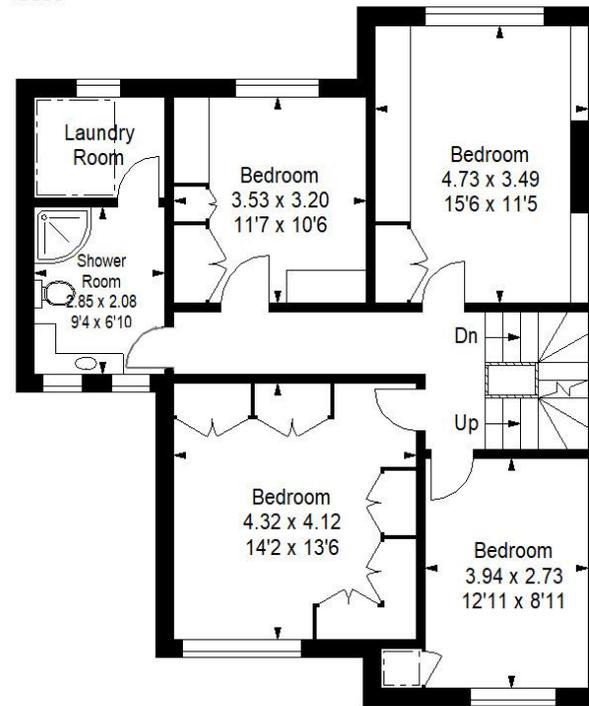
Total Area = 228.44 Sq m / 2459 Sq ft



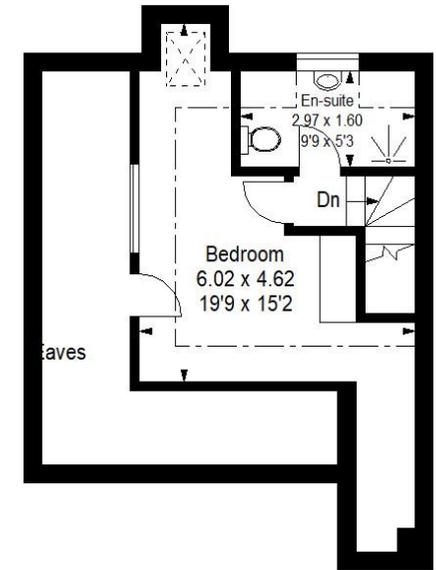
**Ground Floor**

= Reduced headroom below 1.5m / 5'0

= Sky Light



**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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