

**HARVEY &  
WHEELER**  
ESTABLISHED 1855

36 RED POST HILL  
DULWICH, SE24 9JQ



A five bedroom semi-detached house in this popular residential road, very well located for the amenities and schools of Dulwich Village and Herne Hill including The Charter School, JAGS and Alleyn's School.

With a gross internal area of approximately 2,300 sq ft (214 sq m), the house is in first class decorative order and retains attractive period features. Large windows throughout the house contribute to excellent natural light and the layout works well for both entertaining and family life.

On the ground floor, there is a large front reception room with a wide bay window. A stunning bright open plan kitchen dining room with sliding doors opens onto a paved terrace for al-fresco dining. The mature rear garden measures 119'10 x 28'3 (36.52 x 8.6m).

On the first floor, there are four bedrooms and a family bathroom. On the second floor there is the fifth bedroom with an en suite shower room.

There is excellent storage space throughout the property with fitted cupboards and eaves storage. Additionally, there is a ground floor WC/laundry room.

The nearest station is North Dulwich with direct services to London Bridge and Peckham Rye for the interchange to the Overground for Docklands and the City. Trains to Victoria and the Thameslink service are available from Herne Hill station.

EPC Rating (D)



**ACCOMMODATION**

5 Bedrooms

Family bathroom

En suite shower room

Ground floor WC/Laundry room

Fitted cupboards & eaves storage

Spacious open plan kitchen dining room

Reception room

Fitted cupboards & eaves storage

Rear large mature garden

Garden shed







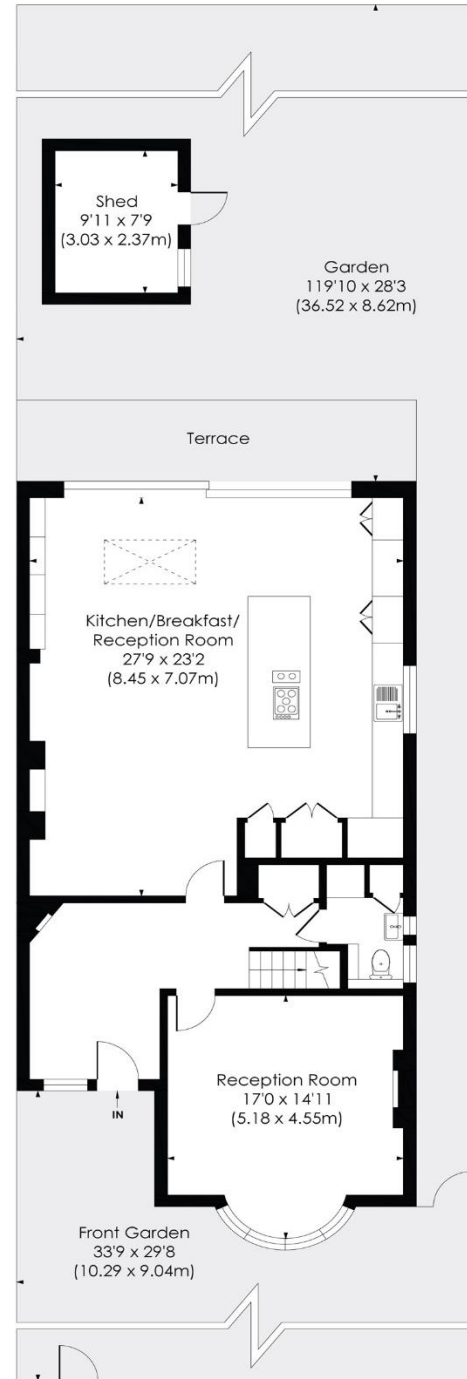
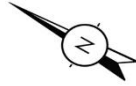


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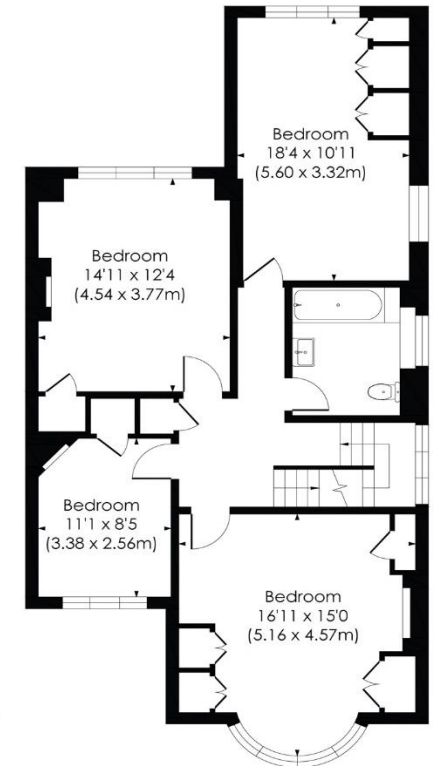
Approx. Gross Internal Floor Area

**Total excluding reduced head height 2300 Sq. ft/213.68 Sq. m**

**Total reduced head height 329 Sq. ft/30.61 Sq. m**



SECOND 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

[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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