



Pickwick Road, Dulwich Village
£1,500,000

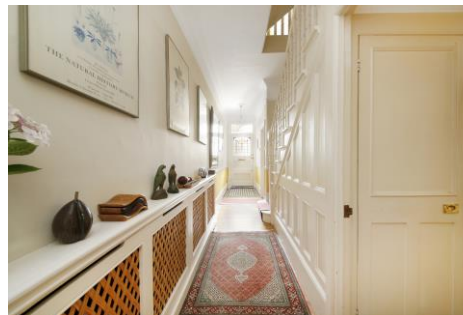
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In general

- A very attractive Edwardian family house
- Set in the heart of Dulwich Village
- Extended and upgraded by the current owners
- Master bedroom with en-suite shower room
- 3 further double bedrooms, 1 en-suite
- Further family bathroom
- 2 reception rooms, bespoke hand-crafted kitchen
- Utility room, downstairs cloakroom, cellar
- Additional storage space with 2 separate large loft spaces and a garden shed
- Delightful 37' rear garden
- Very well presented throughout
- Excellent location close to schools and transport



In detail

A very attractive and spacious Edwardian house for sale ideally located on this prime residential road in the heart of Dulwich Village.

The property has been extended and upgraded by the current owners to a high standard creating a stylish interior. This lovely family house has accommodation arranged over 3 floors comprising master bedroom with en-suite shower room, 3 further double bedrooms, 1 with en-suite shower room, further family bathroom, 2 reception rooms, a bespoke hand-crafted kitchen, utility room, downstairs cloakroom and cellar. The property has an abundance of storage with built-in wardrobes, cupboards and an original pantry. Externally to the rear there is a very attractive and mature garden measuring 37'.

Pickwick Road is located in the centre of Dulwich Village convenient for access to the areas excellent schools, shops and restaurants, Picture Gallery and golf course. The property is also located just a short distance from the popular village Infants school. Rail links to central London are from nearby North Dulwich (London Bridge) and Herne Hill (London Victoria and Blackfriars) stations.

An internal viewing of this fine family house is advised. (EPC rating E).

Floorplan

Pickwick Road, SE21

Approximate Gross Internal Area

Cellar = 7.6 sq m / 82 sq ft

Ground Floor = 67.5 sq m / 727 sq ft

First Floor = 66.8 sq m / 719 sq ft

Second Floor = 18.8 sq m / 202 sq ft

Total = 160.7 sq m / 1730 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		75
55-68	D		
45-54	E	49	
31-44	F		
2-30	G		
Not energy efficient - higher running costs			

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