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Woodward Road, London, SE22 8UP

£1,850,000

Property Images



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Floorplan

Approximate Gross Internal Area 1755 sq ft - 163 sq m

Ground Floor Area 758 sq ft – 70 sq m

First Floor Area 793 sq ft – 74 sq m

Second Floor Area 204 sq ft – 19 sq m



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House Beds: 5 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Asking Price - £1,850,000

Set in the heart of Dulwich and on this sought after residential road is this five bedroom semi-detached house. Spanning approximately 1,755sqft the property offers three floors of living space. The first floor offers two reception room (one used as a dining room also) as well as a separate kitchen. From the dining/reception room there are two points of access to the back garden. The first floor offers three double bedrooms and one single bedroom as well as a family bathroom. The last double bedroom is the loft conversion which has serious scope to be improved. There is also potential for a side return extension STPP.

Features

• CHAIN-FREE • ASKING PRICE £1,850,000 • RESIDENTIAL ROAD IN THE HEART OF DULWICH • PERIOD PROPERTY • APPROX 1755 SQFT • BACK GARDEN • FIVE BEDROOMS • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools and Transport Links • In Proximity of Parks and Green Spaces

EPC TBC

COUNCIL TAX BAND G

FREEHOLD

CHAIN-FREE

Asking Price - £1,850,000

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Woodwarde Road is very well located for local schools and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces.

TRANSPORT

North Dulwich, East Dulwich, Denmark Hill and Herne Hill stations are in proximity of the property. Some of the following travel times are available from these stations:

Blackfriars in approximately 12 minutes

Victoria in approximately 10 minutes

London Bridge in approximately 15 minutes

Canary Wharf in approximately 32 minutes

SCHOOLS



10A Dartmouth Road, Forest Hill, SE23 3XU
Tel: 020 3002 4089 Email: foresthill@hunters.com <https://www.hunters.com>



Within a mile of the property (and just beyond) there are some very highly acclaimed state and independent schools. Many of the schools are highly rated by Ofsted. Some of these schools include:

Alleyn's School - Independent
Alleyn's Junior School – Independent
James Allen's Girls' School – Independent
The Charter School North Dulwich – Ofsted rated “Outstanding”
Dulwich Hamlet Junior School - Ofsted rated “Outstanding”
Dulwich Village Church of England Infants' School - Ofsted rated “Outstanding”
Harris Primary Academy East Dulwich - Ofsted rated “Outstanding”
The Charter School East Dulwich - Ofsted rated “Good”
Bessemer Grange Primary School - Ofsted rated “Good”

THE LOCATION

This property is in proximity to the local hub that has become one of London's most desired places to live. Lordship Lane Dulwich offers a vast array of popular gastro pubs, well-established cafes and restaurants, highly acclaimed local independent businesses such as butchers, cheesemongers, fishmongers, wine and craft beer retailers to name but a few.

It has an abundance of indie shops and its trendy, easy-going vibe is extremely sought after and even has a Picture House cinema! Lordship Lane is famed as the home of famous children's writer Enid Blyton who was born at number 354. A blue plaque marks the spot. Today it is a hardware store, but Lordship Lane is still a great place to head to with a bunch of adventurous friends for great food and drink culture.

Other great conveniences, include the Tessa Jowell Health on East Dulwich Grove, Kings College Hospital (with specialist services available to patients from a wider area as well as nationally / internationally recognised treatment and care in liver disease and transplantation, neurosciences, haemato-oncology to name a few).

Shops that's are household names found locally include but are not limited to Sainsburys, Marks and Spencer, Co-Op, Oliver Bonas, Toolstation, Jojo Maman Bebe, Argos, Superdrug, Café Nero, Joe and the Juice, Gails Bakery, Majestic Wine, Tesco, Starbucks, Pizza Express, Franco Manco, Gourmet Burger Kitchen, and the list goes on...

Whilst Dulwich and the closest two towns (Forest Hill and Peckham) offer vibrancy and great convenience, there are some highly acclaimed recreational landmarks that will be of interest to buyers.

Dulwich Park covers 29 hectares and is packed with historic features, exciting facilities, and perfect picnic spots. Refurbished in 2006, the “Green Flag awards” winning park offers a children's playground, an excellent cafe, and a popular cycle hire outlet. The Francis Peck centre has a varied programme of activities to suit everyone.

The Horniman Museum and Gardens is a highly acclaimed local point of interest in London and is in the locality. The Horniman has been featured in Time Out Magazine, Visit London and has a trip advisor rating just shy of 5 stars.

The Horniman Museum and Gardens is an inspiring, surprising free attraction which has been open since Victorian times when Frederick John Horniman first opened his house and extraordinary collection of objects to visitors. The collection has grown substantially and includes internationally important collections of anthropology and musical instruments, as well as an acclaimed aquarium and natural history collection. Unusually for such an important museum, you can see the collection up-close and face-to-face. You can

even pick up, try on and play with some objects. Visitors come time and again to explore this free museum, take part in activities and enjoy the 16-acre gardens which includes a sound garden, band stand, boating lake, nature trail, medicine garden, butterfly house, farm and a stunning Victorian Grade II listed conservatory built in 1894 and recently restored to its original splendour. The conservatory has proven a popular venue for weddings, photoshoots and gatherings of all kinds. With regular events such as a farmer's market, live music and seasonal festivals, living in proximity of this iconic landmark is an opportunity many buyers cannot refuse.

Sydenham Hill Woods is where you will find the highly acclaimed Cox's Walk (an avenue through the woods created in 1742 by publican Francis Cox) is another amazing landmark located within proximity of the property.

The Woods are a unique mix of new and ancient woodland, with remnants of Victorian gardens and is London Wildlife Trust's oldest nature reserve.

Made up of approximately 11 hectares, Sydenham Hill Wood forms part of the largest remaining tract of the old Great North Wood. The wood is home to more than 200 species of trees and plants as well as rare fungi, insects, birds and woodland mammals.

In the 1980s, Sydenham Hill Wood was saved from development threats, a testament to the determination of local people to safeguard nature. It became London Wildlife Trust's first nature reserve in 1982 and Cox's Walk came under the Trust's management in 1998.

Tucked behind Sydenham Hill Wood you will find yet another great attraction. The ever-popular Dulwich & Sydenham Hill Golf Club, which was founded in 1894.

The golf course was designed by the great Harry S Colt and is set among mature oaks on the slopes of Sydenham Hill overlooking Dulwich College and enjoys a deserved lofty status among the capital's golfing elite.

Dulwich Village is a charming historical village which was given conservation status in 1968. This upmarket area of South East London oozes charm and appeal. Highly acclaimed for its art gallery and green spaces, Dulwich Village continues to entice high net worth individuals and families due to the varied and substantial family homes on offer and its world class schools.

Yet another of South East London's most popular locations, Peckham Rye can also be found locally. Peckham Rye Park and Peckham Rye Common together make up approximately 113 acres of open recreational grassland, ornamental and water gardens, a lake and woodland. The area has much historical and wildlife conservation interest.

Peckham itself much like Forest Hill and Dulwich offers a plethora of social and recreational facilities. In recent years Peckham has become well known for its trendy vibe and art scene as well as being ever popular with foodies.