



Elmwood Road, North Dulwich **SE24**

---





## Description

Located on one of the much coveted North Dulwich Triangle's favourite tree-lined residential roads, this substantial five bedroom three bathroom Victorian family home offers contemporary living with plenty of living and bedroom accommodation for the growing family.

An inviting entrance hall with half landings leads to a front aspect living room with plenty of character including a feature fireplace, ornate corncicing and a large bay window allowing plenty of morning sunshine.

To the rear is a fantastic, recently updated full width kitchen entertaining area with plenty of sky lights and French doors opening on to the north west facing rear garden to allow this area to be flooded with natural light.

Spread across the upper floors, are five well proportioned, bright and airy bedrooms with three contemporary bathrooms. Of particular note is the top floor rear bedroom, currently set up as a work from home space opening onto a roof terrace with impressive views to London.

There is also a very handy basement with a cloakroom and separate utility room.

## Location

Elmwood Road is ideally situated for local transport links. There are excellent connections to the City, Canary Wharf, West End and central London via London Bridge, Victoria, Blackfriars, City Thameslink and Kings Cross/St Pancras International either from North Dulwich (0.2miles) or Herne Hill (0.5miles). There are also numerous nearby bus routes.

Brockwell Park, with its famous Lido, Dulwich Park, Sunray Gardens and Ruskin Park are all nearby, as are the cafes, boutiques and amenities of Herne Hill and Dulwich Village.

A wealth of excellent state primary and secondary schools as well as private schools are nearby, including Dulwich Infants, Dulwich Hamlet, The Charter School, Judith Kerr Primary School, JAGS, Alleyns, Dulwich Prep London and Dulwich College.

\*All distances are approximate.

**Tenure: Freehold EPC: expired Council Tax Band: G**

**Local Authority: London Borough of Southwark**









Approximate Gross Internal Area  
 Basement (Excluding Reduced Headroom) = 10.5 sq m / 113 sq ft  
 Lower Ground Floor = 61.3 sq m / 660 sq ft  
 Ground Floor = 78.2 sq m / 842 sq ft  
 First Floor = 57.7 sq m / 621 sq ft  
 Second Floor (Excluding Reduced Headroom) = 26.3 sq m / 283 sq ft  
 Reduced Headroom = 19.1 sq m / 205 sq ft  
 Total = 253.1 sq m / 2724 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank**  
 Dulwich  
 1c Caltan Avenue  
 SE21 7DE

Basement Lower Ground Floor Ground Floor First Floor Second Floor  
 We would be delighted to tell you more

**Christopher Burton FNAEA**  
 020 3815 9417  
 chris.burton@knightfrank.com

**Catherine Stage**  
 020 3815 9414  
 catherine.stage@knightfrank.com

**Giuseppe Benegiamo**  
 0203 815 9423  
 g.benegiamo@knightfrank.com

[knightfrank.co.uk](http://knightfrank.co.uk)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
 Particulars dated July 2023. Photographs and videos dated July 2023.  
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.