



St. Louis Road, West Dulwich **SE27**

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## Description

This fantastic Victorian family home is located in a popular West Dulwich position and offers plenty of accommodation for the modern family while retaining a wealth of original features.

Through a pocket door at the front of the property, is a spacious double-length reception room boasting a beautiful bay window, feature wood burner and typical high ceilings for a property of this era. To the rear is a fantastic contemporary kitchen entertaining area with fitted appliances. The space is flooded with natural light from the Velux's and bi fold doors which open up on to the rear sunny south-facing garden which is perfect for al fresco dining!

Spread across the upper floors are four well-proportioned, bright and airy bedrooms all of which benefit from a two luxurious family bathroom one on the first floor and one on the second floor. There is also a useful utility room on the first floor.

## Location

This beautiful home is located on a popular and pretty tree-lined residential road on the West Dulwich/Tulse Hill borders where local amenities are close at hand, as are the shops and boutiques of Dulwich Village and West Norwood.

Transport links are excellent with West Dulwich station (1.2 miles) as well as Tulse Hill Station (1.1 miles) offering direct services to London Victoria and London Blackfriars. Regular buses also serve Central London.

Nature enthusiasts and those seeking outdoor activities will enjoy the abundance of parks and green spaces in the vicinity. Dulwich Park is a picturesque green oasis with landscaped gardens, a boating lake, sports facilities, and a cafe. West Norwood is home to Brockwell Park, a larger parkland with rolling hills, a lido, tennis courts, a BMX track, and a beautiful walled garden.

Outstanding state schools such as Elm Wood Primary School and Kingsdale Foundation School are within close proximity, as are world-renown independent schools such Dulwich College and Dulwich Prep London. All distances are approximate.

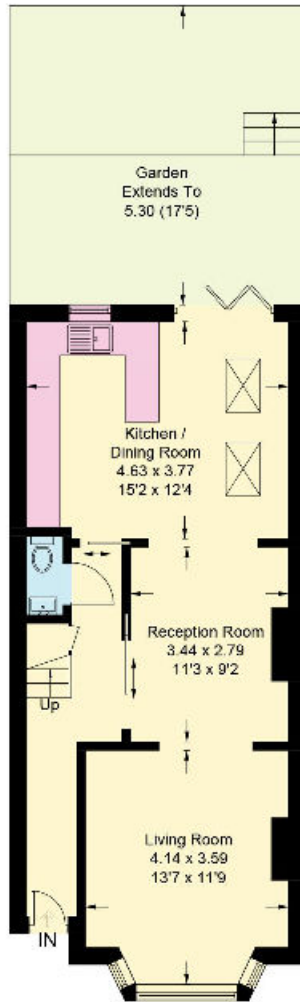
**Tenure: Freehold EPC: D Council Tax Band: D**

**Local Authority: Lambeth Council**







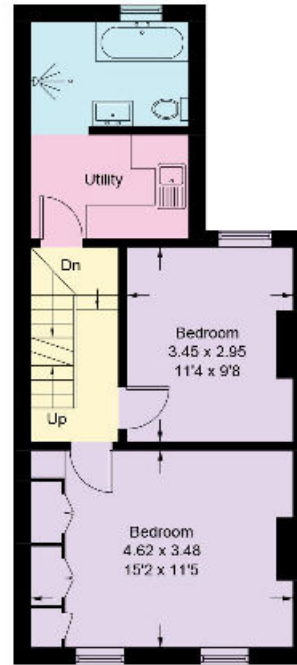


**Ground Floor**

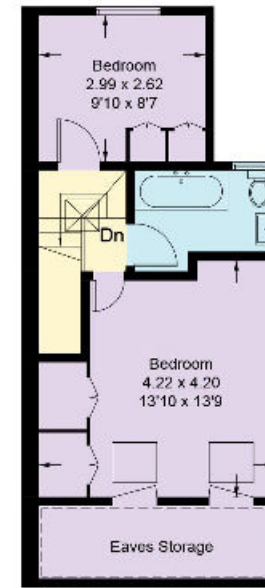
Approximate Gross Internal Area  
 Ground Floor = 52.8 sq m / 568 sq ft  
 First Floor = 44.2 sq m / 476 sq ft  
 Second Floor = 33.1 sq m / 356 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 5.5 sq m / 59 sq ft  
 Total = 135.6 sq m / 1459 sq ft



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.



**First Floor**



**Second Floor**

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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.  
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