



Alleyn Road, West Dulwich **SE21**

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## Description

A substantial double fronted Victorian home, offering elegant and flexible living and entertaining space with a fantastic west-facing garden and off street parking for several cars.

The impressive entrance hall leads through to the principal double reception room which enjoys dual aspect views to the front of the house and also overlooking the garden. There is also a further reception room which is currently arranged as a study; spectacular ceiling heights and original period features are enjoyed throughout the reception rooms. To the rear there is a spacious kitchen/diner and family room overlooking the large west-facing garden. A substantial cellar hosts the laundry as well as ample storage areas and a WC.

On the first floor, there are four generous bedrooms including a lovely principal bedroom suite with separate dressing room and a family bathroom.

The second floor provides three further bedrooms, one currently used as a reception/ playroom and a second family bathroom. There is ample eaves and loft storage.

## Location

The property is located on the most prestigious road in West Dulwich. This stretch of Alleyn Road is particularly popular as it both quiet yet conveniently close to the shops and boutiques on Park Hall Road.

Transport links are excellent. West Dulwich station is only 0.4 miles away and offers direct services to London Victoria (14 minutes). World renown independent schools are close by, including Dulwich Prep London, Dulwich College, DUCKS, James Allen Girls' School and Alleyn's School.

**Tenure: Freehold**

**EPC: E Council Tax Band: H**

**Local Authority: Southwark Council and The Dulwich Estate Scheme of Management**



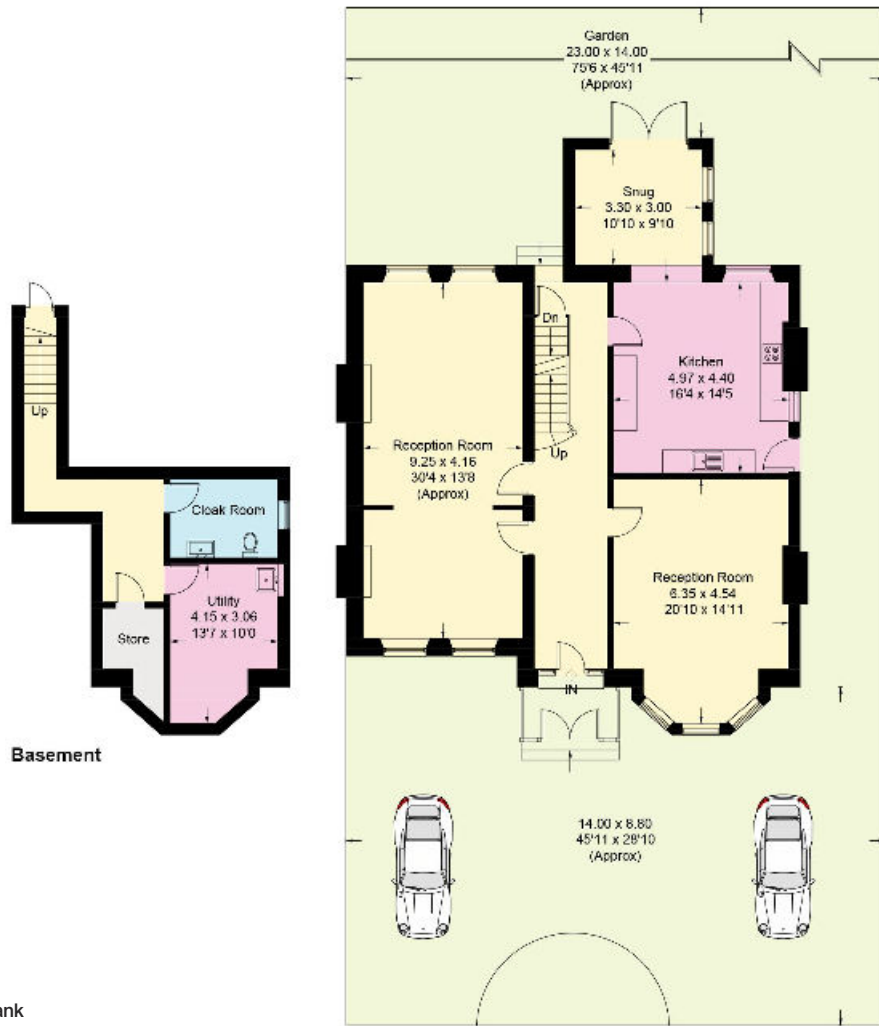












**First Floor**

**Second Floor**

Approximate Gross Internal Area = 385.7 sq m / 4151 sq ft  
 (Including Basement / Excluding Reduced Headroom / Eaves Storage)  
 Reduced Headroom / Eaves Storage = 9.5 sq m / 102 sq ft  
 Total = 395.2 sq m / 4253 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.

**Guide Price £4,000,000**

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I would be delighted to tell you more

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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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