



Alleyn Road, West Dulwich **SE21**





Description

Located on one of Dulwich's most prestigious roads, this substantial six bedroom, detached Victorian home totalling in excess of 5,200 sq ft combines elegant modern design, high-quality fittings and traditional period features. An abundance of flexible living and entertaining space teamed with a generous south west-facing garden, separate garage and off street parking for several cars combines to create an enviable family home.

An imposing entrance sets the scene with steps leading up to a stained glass door opening on to a spacious hallway beyond. A formal reception room graces one side of the building, whilst the kitchen/family room spans the other. Both these rooms overlook a large rear reception room with vaulted ceiling that opens to the large south-west facing rear garden.

The lower ground floor has been converted to create an addition floor comprising a TV room, gym and a utility room and downstairs shower room. This practical family space connects seamlessly from the rear reception room to create a wonderful family space.

Spread across the first and second floor are six well-proportioned bedrooms including a luxurious principal suite with a tranquil bathroom, with separate bath and shower, as well as a separate dressing room. There is also ample built-in storage throughout.

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 0.5 miles away and offers direct services to London Victoria (14 minutes); there are also morning and evening services to London Blackfriars.

World renown independent schools are close by, including Dulwich Prep London, Dulwich College, James Allen Girls' School and Alleyn's School.

All distances and times are approximate.

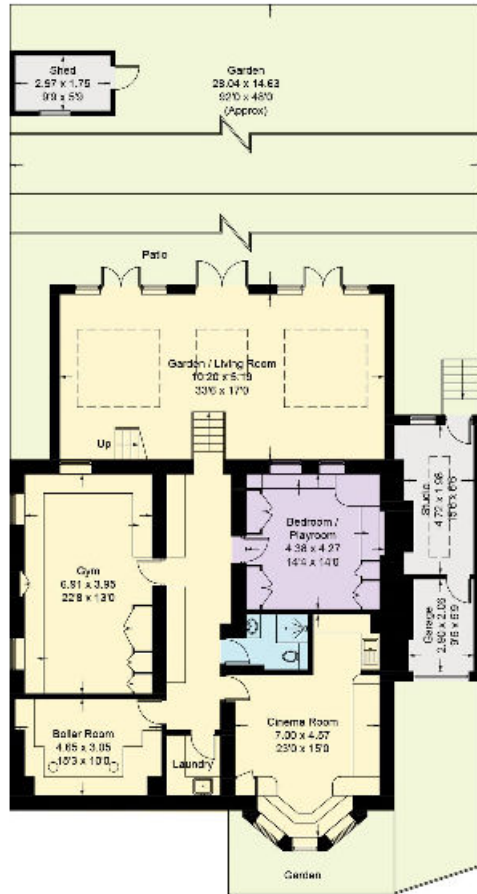
Tenure: Freehold EPC: E Council Tax Band: H

Local Authority: Southwark Council and The Dulwich Estate





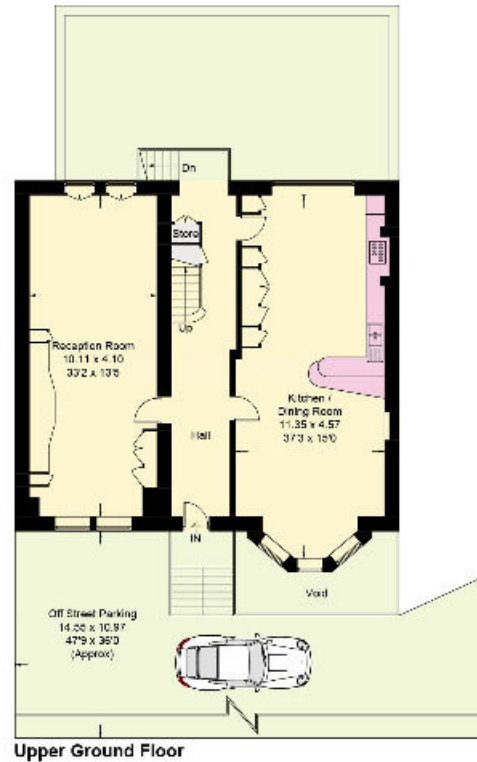
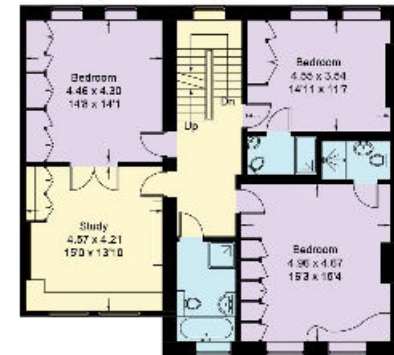




Approximate Gross Internal Area = 489.9 sq m / 5273 sq ft
Garage & Studio = 16.3 sq m / 175 sq ft
Shed = 5.2 sq m / 56 sq ft
Reduced Headroom = 9.4 sq m / 101 sq ft
Total = 520.8 sq m / 5605 sq ft

Guide Price £5,000,000

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

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Camilla Heywood
020 3815 9422

camilla.heywood@knightfrank.com

Catherine Stage
020 3815 9414

catherine.stage@knightfrank.com

Giuseppe Benegiamo
020 3815 9423

g.benegiamo@knightfrank.com

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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Particulars dated July 2024. Photographs and videos dated July 2024.

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