



## SUNRAY AVENUE

London, SE24







# A WONDERFUL, FIVE BEDROOM FAMILY HOME

The house is ideally located in the prestigious North Dulwich Triangle, near to the boutiques and cafes of Dulwich Village and Half Moon Lane as well as the green open spaces of Sunray Gardens, Dulwich Park and Brockwell Park.



5



3



2

EPC

E

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

Council Tax band: G

Tenure: Freehold

Please note, we have not yet received confirmation from the client regarding certain information for this property.

You should ensure you make your own enquiries regarding material information about this property.

**Guide Price: £1,975,000**





## SPACIOUS, CHARMING, SEMI-DETACHED HOUSE

The ground floor provides two well proportioned reception rooms, one of which overlooks the garden and both benefit from charming fireplaces. There is also a separate study and a large kitchen/dining room that opens onto the fabulous garden. The garden provides a further area for entertaining and can be accessed from both the kitchen and the main reception room. There is also a useful storage room on this floor currently used as a utility room. The property comprises five bedrooms, including the principal bedroom which overlooks the garden and provides ample storage as well as a generous ensuite bathroom with a double sink. There are two further bathrooms split over the first and second floor as well as useful eave storage. Various highly regarded state schools can be found nearby including Dulwich Village Infant School, Dulwich Hamlet Junior School and The Charter School North Dulwich as well as Independent schools including Alleyn's, James Allen's Girls School and Dulwich College.



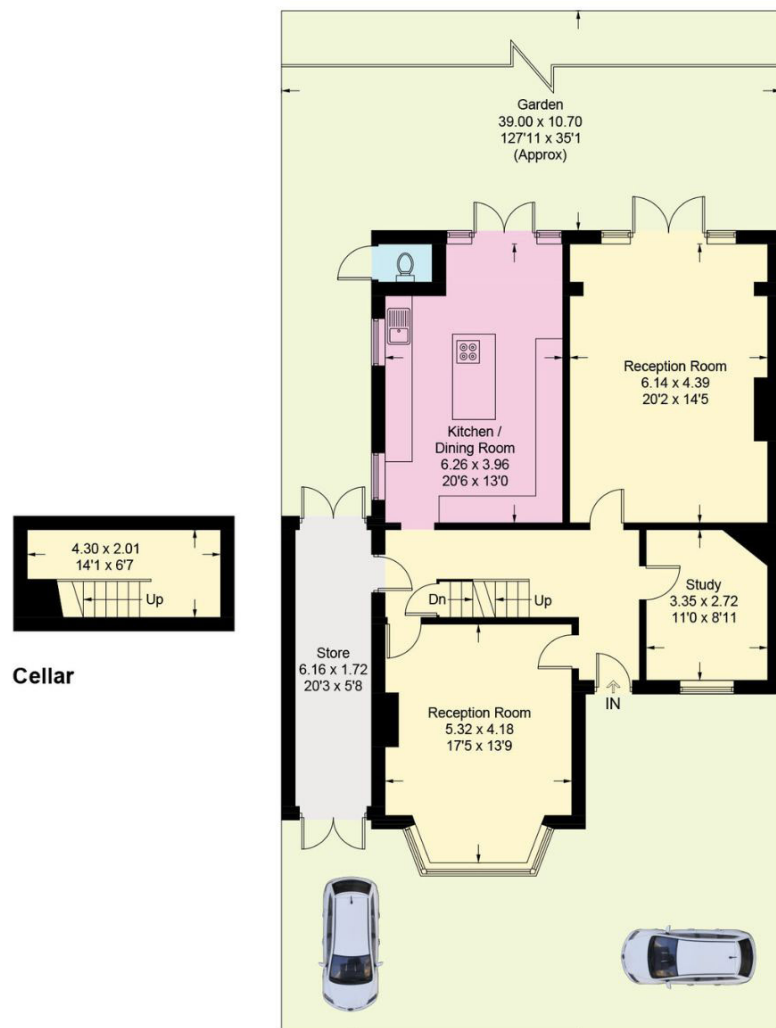




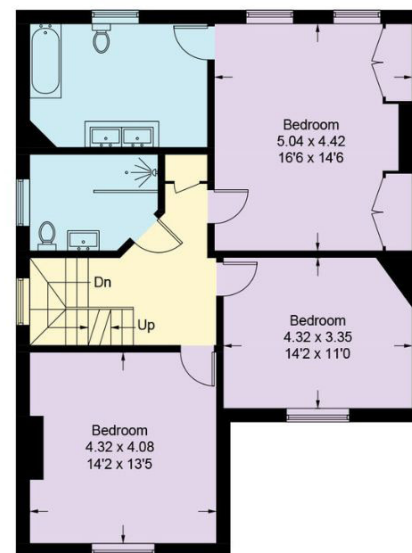




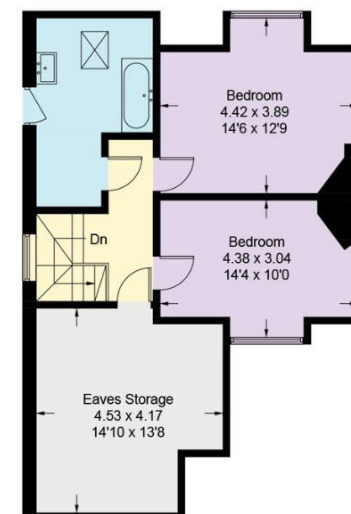




**Ground Floor**



**First Floor**



**Second Floor**

Approximate Gross Internal Area = 227.1sq m / 2444 sq ft  
 Cellar = 8.4 sq m / 90 sq ft Storage & Eaves Storage = 27.8 sq m / 299 sq ft  
 Total = 263.3 sq m / 2833 sq ft (Including Store/Excluding External WC)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

**Camilla Heywood**  
+44 7811 771 384  
[camilla.heywood@knightfrank.com](mailto:camilla.heywood@knightfrank.com)

**Knight Frank Dulwich Village**  
1C Calton Avenue, London  
SE21 7DE

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

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 March 2025. Photographs and videos dated Feb 2025. 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.