



Crescent Wood Road, West Dulwich SE26

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## Description

Formerly known as "Lyncombe" and dating back to 1868, this grand Victorian mansion was designed by Charles Barry Jr., the architect and surveyor for Dulwich College. Converted into four distinguished apartments by The Dulwich Estate in the 1950s, the building retains its architectural magnificence. Occupying the second and third floors of this residence, this extraordinary apartment spans approximately 2,548 sq ft. Showcasing an array of exquisite period features, it is discreetly positioned and offers breathtaking views of the London skyline from its private rooftop terrace. Additional benefits include a garage and access to a beautifully maintained communal garden. The second floor is centered around an expansive living room, bathed in natural light from a striking south-facing bay window and anchored by an ornate marble fireplace. Three well-proportioned bedrooms complete this level, one of which is currently configured as a home office and opens onto a spacious, well-appointed bathroom. A utility area and an additional bathroom provide practicality and convenience. A spiral staircase ascends to the third floor, where an impressive kitchen and entertaining space awaits. Flooded with natural light, this area features doors that lead to the private roof terrace, offering panoramic views north towards the City and Docklands, breathtaking both day and night. This level also benefits from a pantry, a cloakroom and generous eaves/loft storage which has potential to be converted, subject to the usual planning consents. The property is surrounded by picturesque woodland and mature trees, some over 150 years old, creating a tranquil and verdant setting. A communal lawned garden further enhances the charm and appeal of this unique home.

## Location

Located on a peaceful residential road, close to College Road and the tollgate in a countryfied setting, the flat backs on to Dulwich Wood and nearby golf course. The property is well located for DUCKS, Dulwich Prep and Senior and Dulwich College as well as being a short drive from James Allen's Girls' School and Alleyn's School. The delights of Dulwich Village are very nearby, with its shops, cafes and world-renowned Picture Gallery as well as beautiful Dulwich Park. Lowcross Wood Lane provides convenient access to Sydenham Hill station 0.3 miles with direct services to London Victoria. All times and distances are approximate.





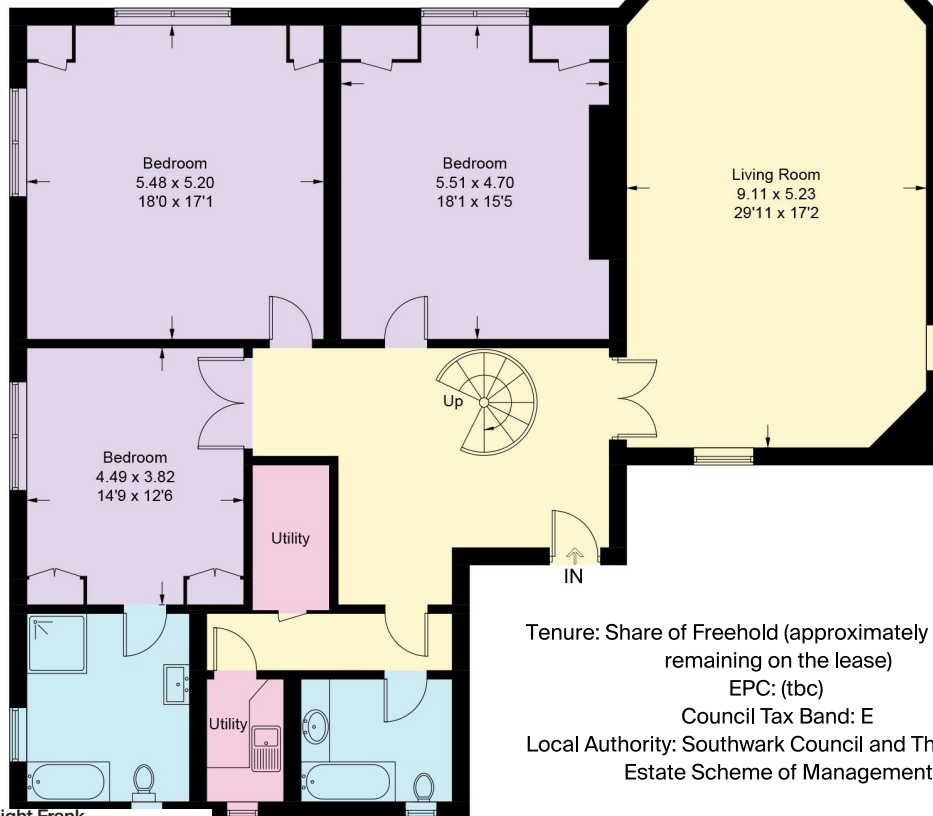







Approximate Gross Internal Area = 236.7 sq m / 2548 sq ft  
(Excluding Eaves Storage)  
Eaves Storage = 36.1 sq m / 388 sq ft  
Garage = 13.8 sq m / 148 sq ft  
Total = 286.6 sq m / 3084 sq ft

Guide Price £1,350,000



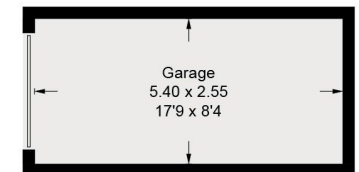
Tenure: Share of Freehold (approximately 998 years remaining on the lease)  
EPC: (tbc)  
Council Tax Band: E  
Local Authority: Southwark Council and The Dulwich Estate Scheme of Management

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.

 = Reduced headroom below 1.5m / 5'0



Third Floor



(Not Shown In Actual Location / Orientation)

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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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