



Alleyn Road, West Dulwich **SE21**





Description

A magnificent double-fronted Victorian residence, beautifully presented and offering expansive, flexible living and entertaining space, complemented by a superb west-facing garden and generous off-street parking for several cars.

Stepping through the charming stained-glass front door, the grand entrance hall immediately amazes with its impressive ceiling height and intricate period detailing. The principal double reception room, filled with natural light from its dual aspect sash windows, provides a refined setting for both relaxation and entertaining, with exquisite ceiling heights enhancing the sense of space. A further reception room, currently arranged as a study, also offers the potential for an additional sitting room, dining room or playroom.

At the heart of the home, the spacious kitchen entertaining space and family room enjoys an enviable garden aspect, creating a wonderful hub for everyday living. The mature west-facing garden is a true highlight, featuring a beautifully manicured lawn, charming rose bushes and a generous patio - perfect for outdoor dining and entertaining. Downstairs, the substantial cellar provides excellent storage, a dedicated laundry/utility area and a convenient cloakroom.

The first floor boasts four generous bedrooms, including the main bedroom with its own dressing room. A beautifully appointed family bathroom serves the bedrooms. The second floor offers three additional bedrooms, one currently used as a reception/playroom, along with a second family bathroom. Ample eaves and loft storage further enhance the practicality of this exceptional home.

With its impressive proportions and refined period features, this distinguished home offers a rare opportunity to acquire a truly special property in a prime location.

Tenure: Freehold

EPC: E Council Tax Band: H

Local Authority: Southwark Council and The Dulwich

Estate Scheme of Management





Location

The house is situated at the northern end of Alleyn Road, moments from the amenities of Park Hall Road and a short distance from West Dulwich station and several popular schools.

Alleyn Road is perfectly positioned in the heart of West Dulwich, a highly sought-after residential area known for its leafy residential roads, elegant period homes situated on wider plots and a strong sense of community. The area offers an excellent selection of local amenities, with West Dulwich and Dulwich Village providing a range of independent shops, cafes, restaurants and health and wellness outlets. Popular spots include Dulwich Books, La Gastronomica cafe and delicatessen, Cook, a Tesco Express and the Dulwich Bakery.

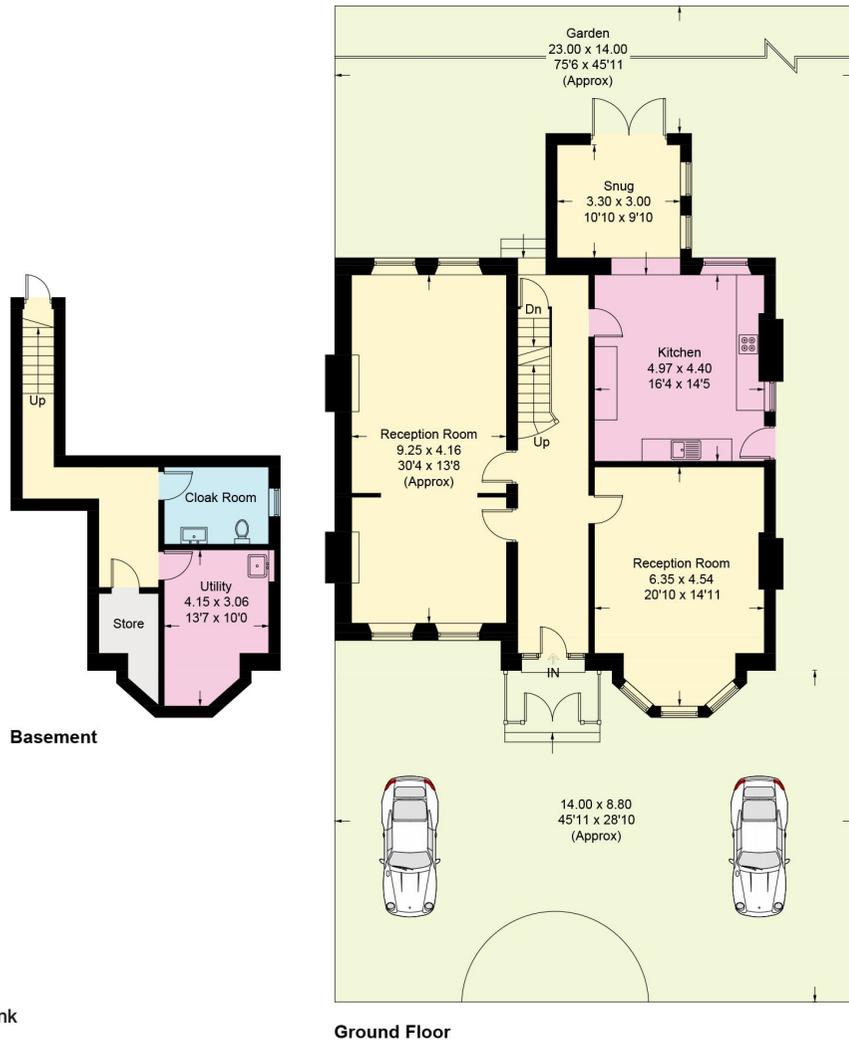
Families benefit from access to an excellent range of schools, including highly regarded independent options such as Dulwich Prep & Senior, Dulwich College, JAGS and Alleyn's School, as well as sought-after state schools, including Kingsdale Foundation School.

Transport links are excellent. From West Dulwich Station (0.4 miles) there are frequent direct services to London Victoria, via Herne Hill (for Thameslink services) and Brixton (for the Victoria line) and, during the rush-hour, frequent direct services to London Blackfriars. A network of local bus routes ensures convenient access to surrounding areas, including Herne Hill, Brixton and central London.

For green space, the property is within easy reach of both Dulwich Park and Belair Park. Dulwich Park features scenic walking trails, a boating lake and a cafe, while Belair Park offers expansive lawns, tennis courts and a charming 18th-century mansion. Old College Lawn Tennis Club is 0.6 miles away. Golf enthusiasts will also appreciate the proximity to Dulwich & Sydenham Golf Club, an exclusive 18-hole course offering spectacular views across London.

All times and distances are approximate.





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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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 May 2024. Photographs and videos dated May 2024.

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