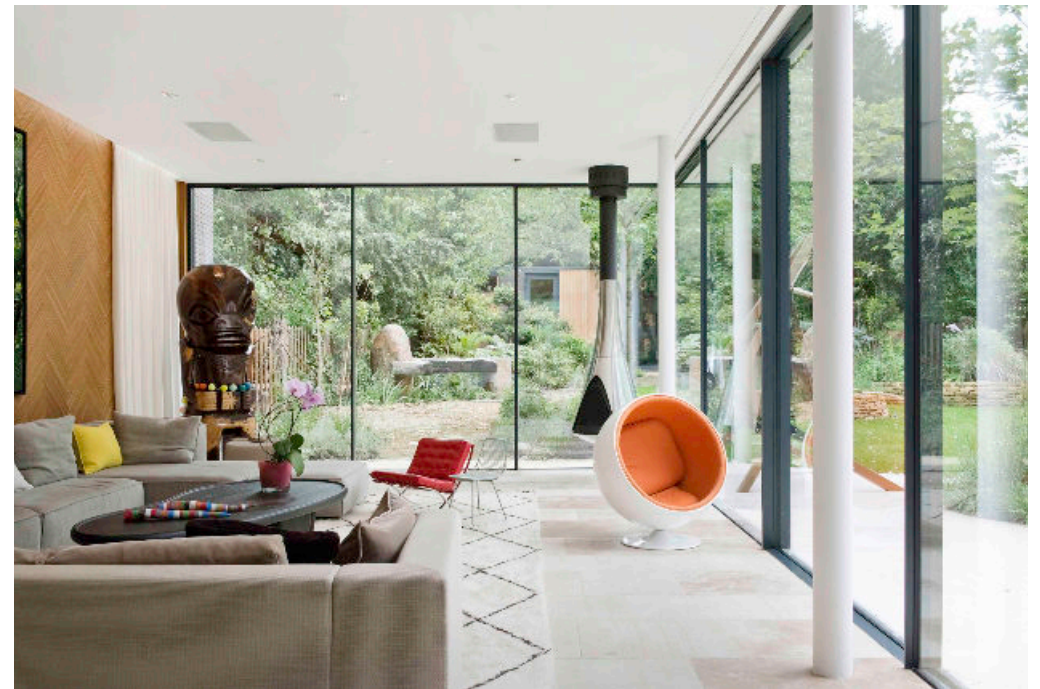




College Road, Dulwich Village **SE21**



Description

This contemporary link-detached home was conceived and built with a focus on unique design and architectural style. One of a pair of visually striking residences nestled down a long driveway adjacent to Dulwich Park, this stylish property offers an exceptional living experience in a discrete and secluded location in the heart of Dulwich Village.

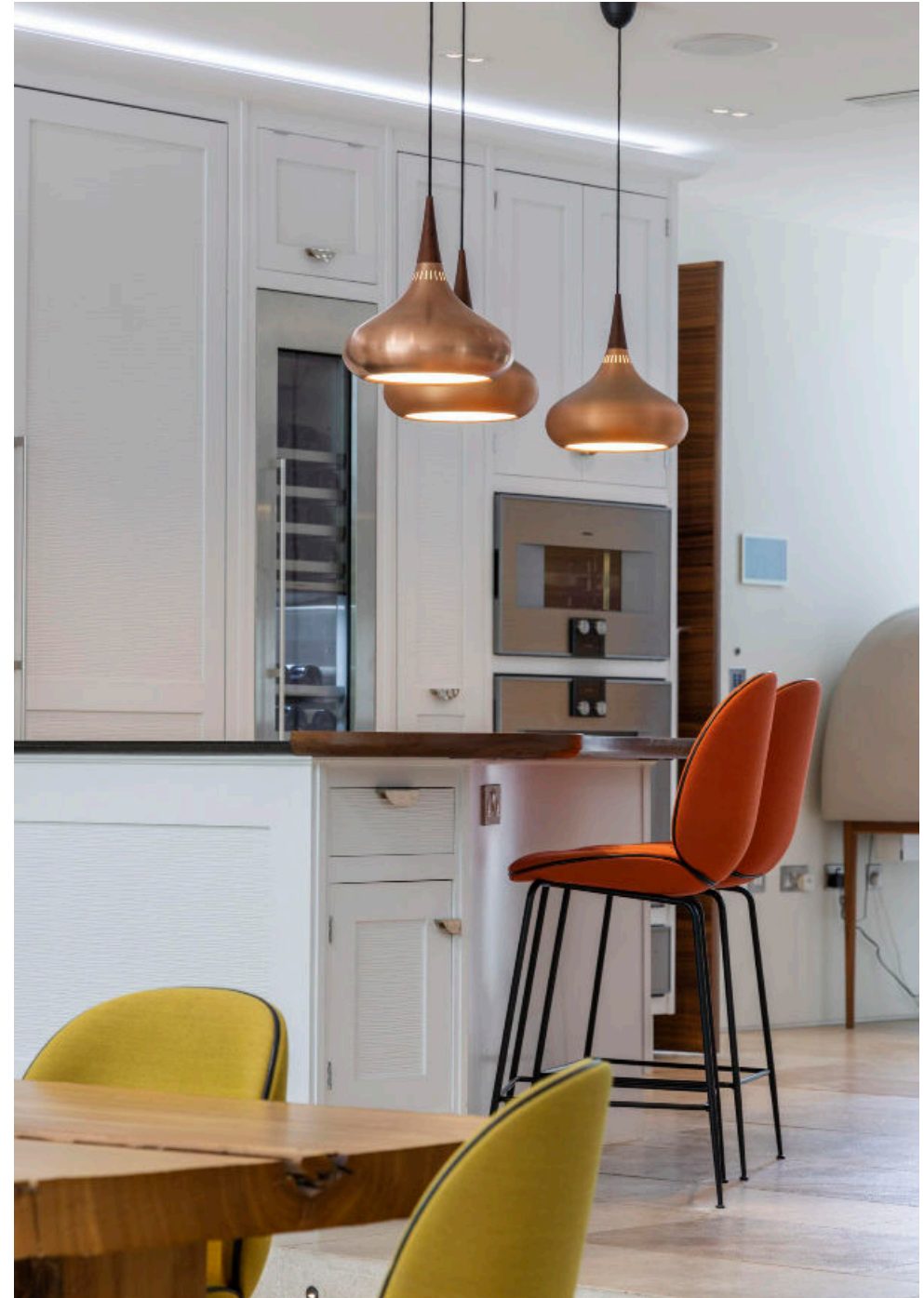
The house is arranged over four floors that provide expansive and spacious accommodation, including a luxurious lower ground health suite. Clean lines and the use of a natural palette of materials - glass, timber, limestone and grey brick - combined with architectural features such as a three-storey glazed atrium-style entrance hall crossed by link bridges and a "gulls-wing roof" create a truly impressive home.

Upon entering the impressive atrium-style entrance hall, double doors lead to the generous reception spaces on either side. To the right, a formal drawing room and study, and to the left a large, open-plan family space comprising a stylish kitchen with a range of Gaggenau appliances, a dining area and a fabulous family room overlooking the mature landscaped garden. A large laundry, store room and guest cloakroom provide practical amenity.

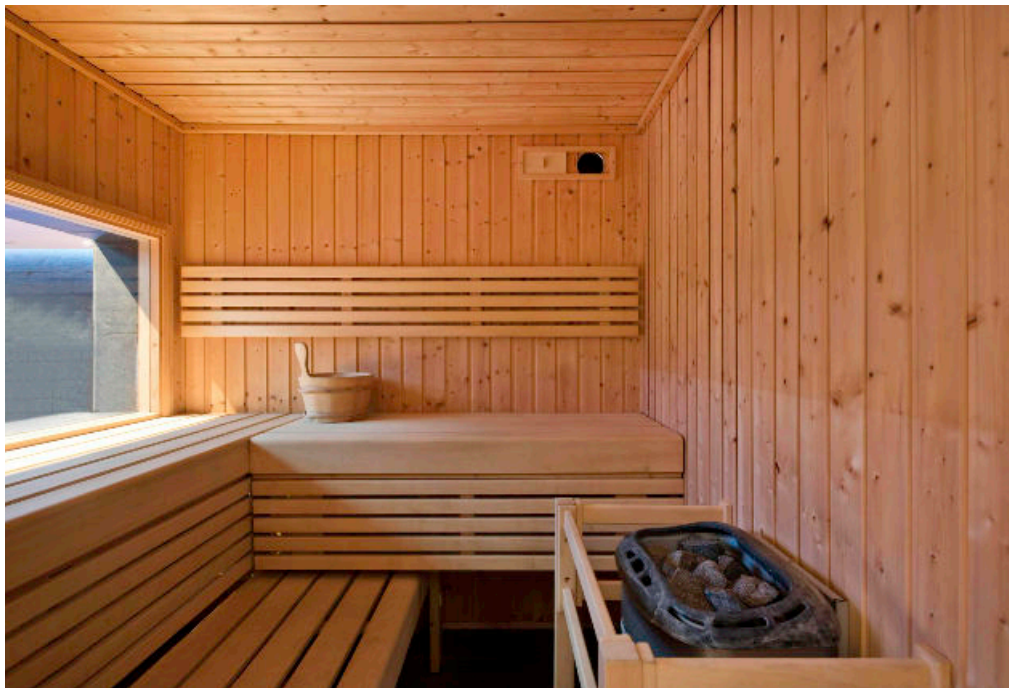
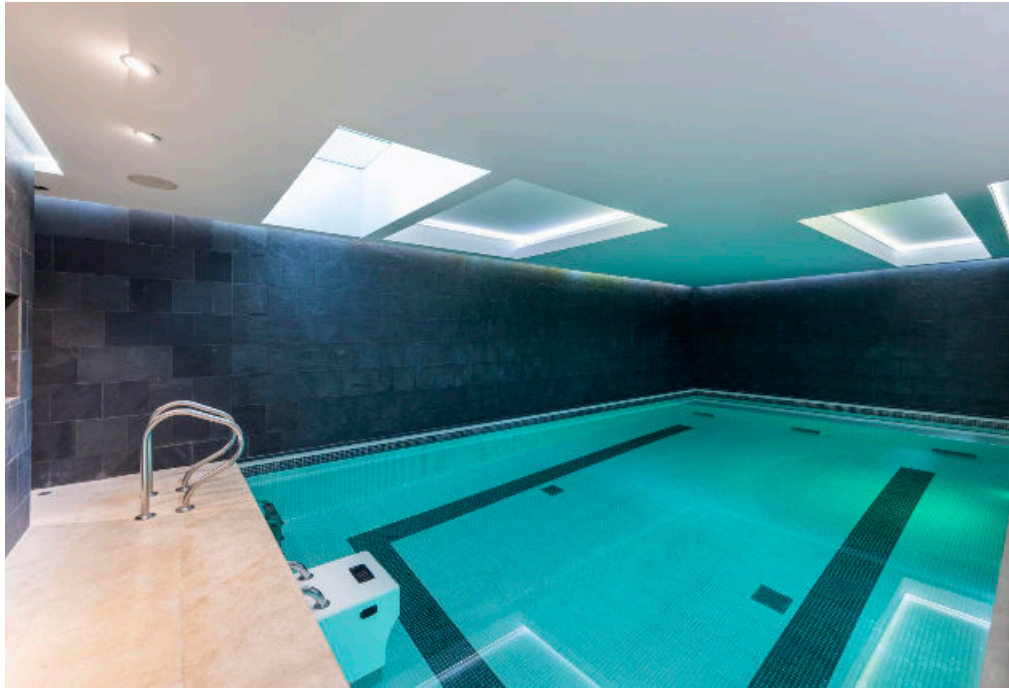
The upper two floors provide six spacious bedrooms, four of which are ensuite. Each bedroom has its own character and features - one has a roof terrace, another a Juliette balcony and all have a beautiful outlook. A further flexible space is located on the top floor and provides a specular haven with a large roof terrace and panoramic views over mature woodland and Dulwich Park beyond.

The lower ground floor hosts a luxurious health suite comprising a swimming pool, gym, changing area, sauna and shower room. Nestled in a corner of the lush garden is a separate annexe with bedroom, kitchenette and shower room as well as plenty of storage. This could be used as additional guest accommodation, or as a workspace.

This is an extremely rare opportunity to acquire an iconic property that effortlessly combines modern living and contemporary design, offering unparalleled privacy and tranquillity in one of the most sought-after locations in the heart of Dulwich Village.







Location

The property is located on College Road, one of the most prestigious addresses in Dulwich Village. A discrete gate, opposite Dulwich Picture Gallery, leads to a private lane, which runs parallel to Dulwich Park. This stretch of College Road is particularly sought after due to its proximity to the boutique shops, restaurants and cafes of Dulwich Village.

Dulwich is renowned for its exceptional independent schools, including Dulwich College, James Allen's Girls' School, Alleyn's School and Dulwich Prep & Senior, all of which are within easy reach.

Transport links are excellent: West Dulwich station (0.5 miles) provides direct services to London Victoria and morning and evening services to London Blackfriars. North Dulwich station (0.6 miles) offers regular services to London Bridge and Herne Hill station (1.0 miles) provides Thameslink services to London Blackfriars, Farringdon and London St. Pancras International. All distances are approximate.

Please note these images are not current and were taken during the owners occupation.

Tenure: Freehold

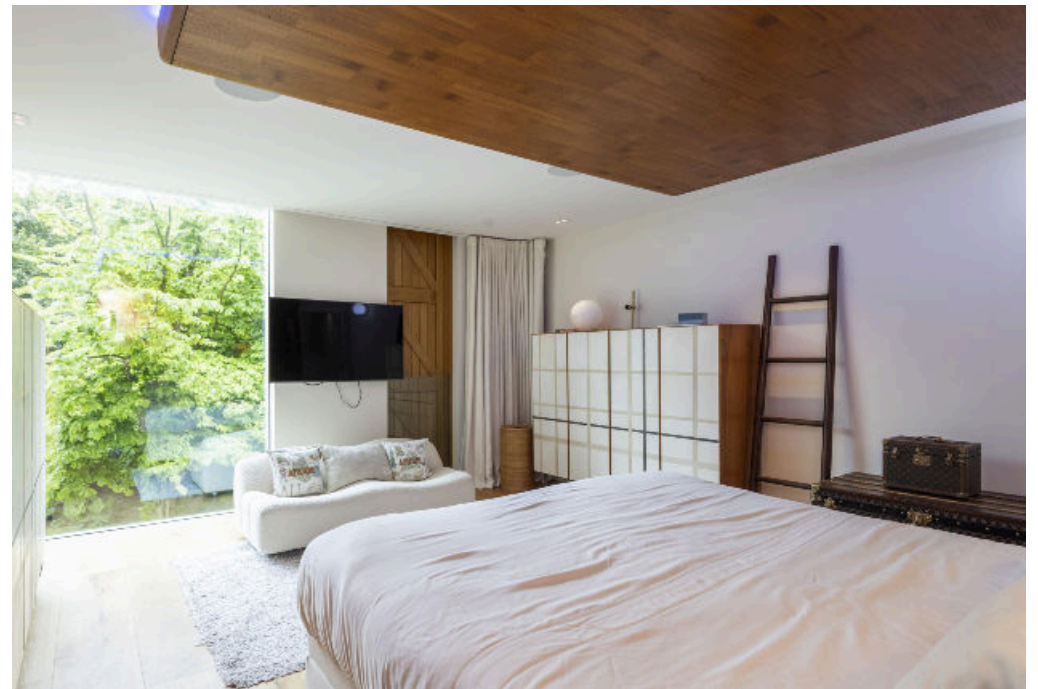
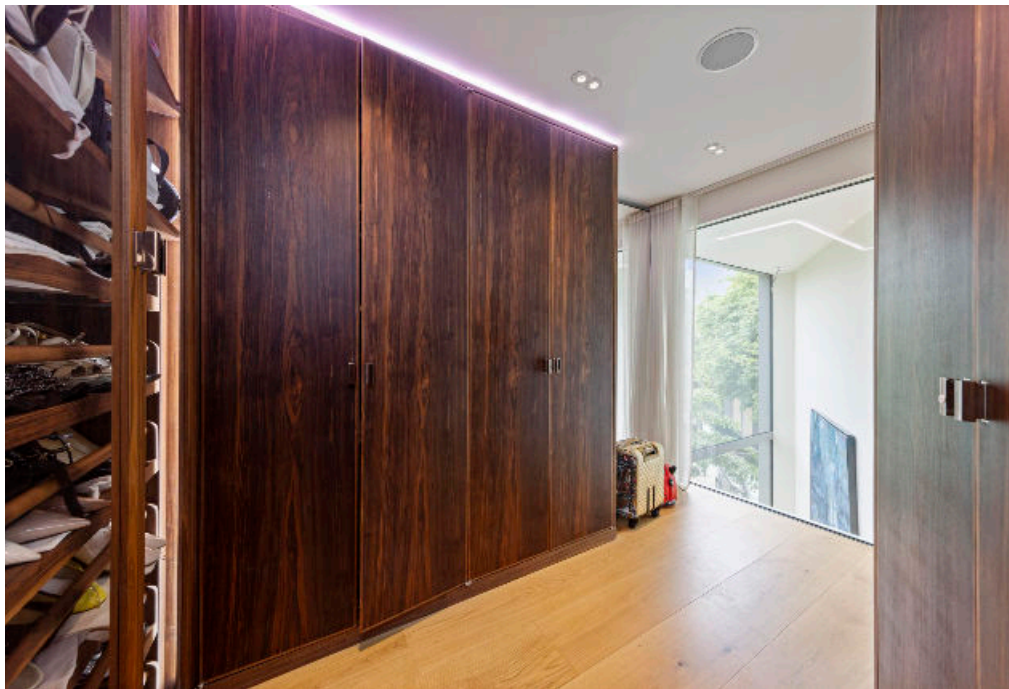
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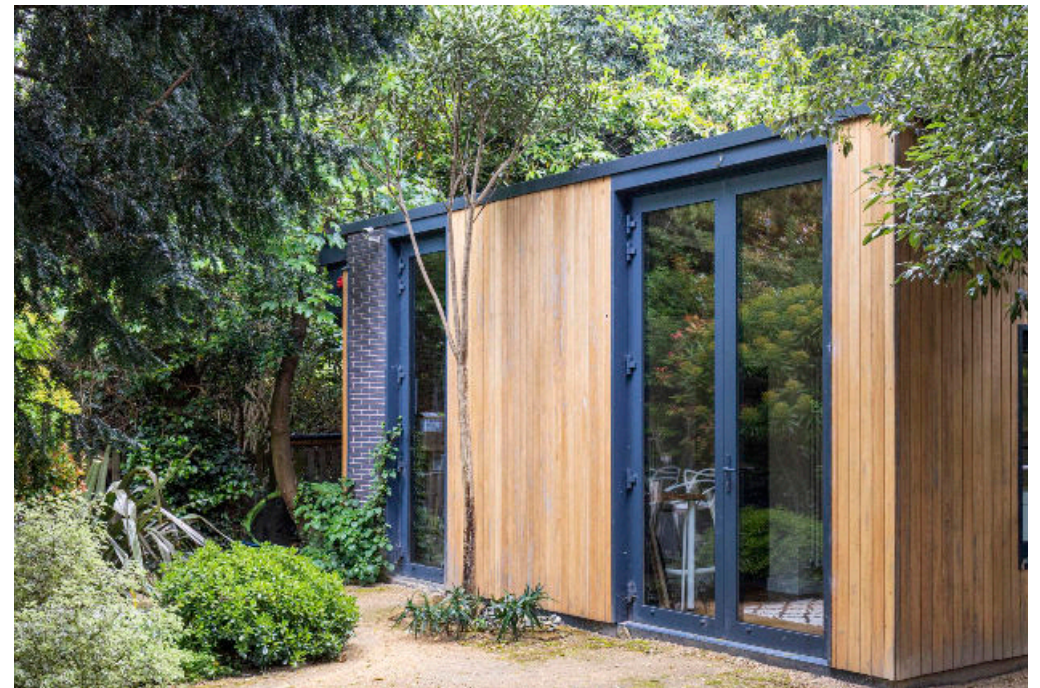
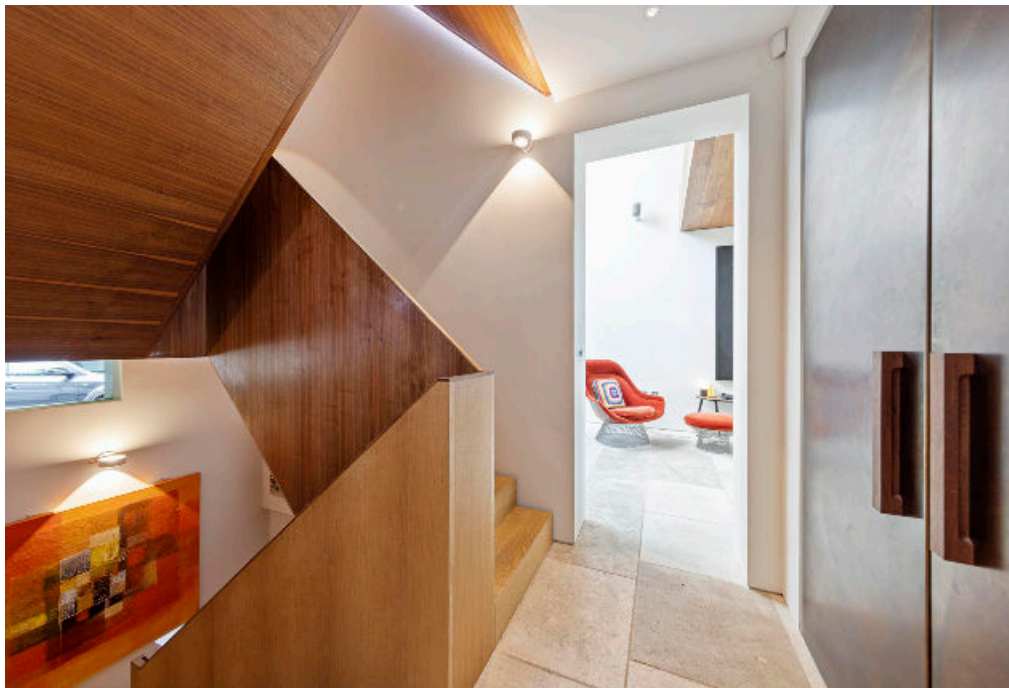
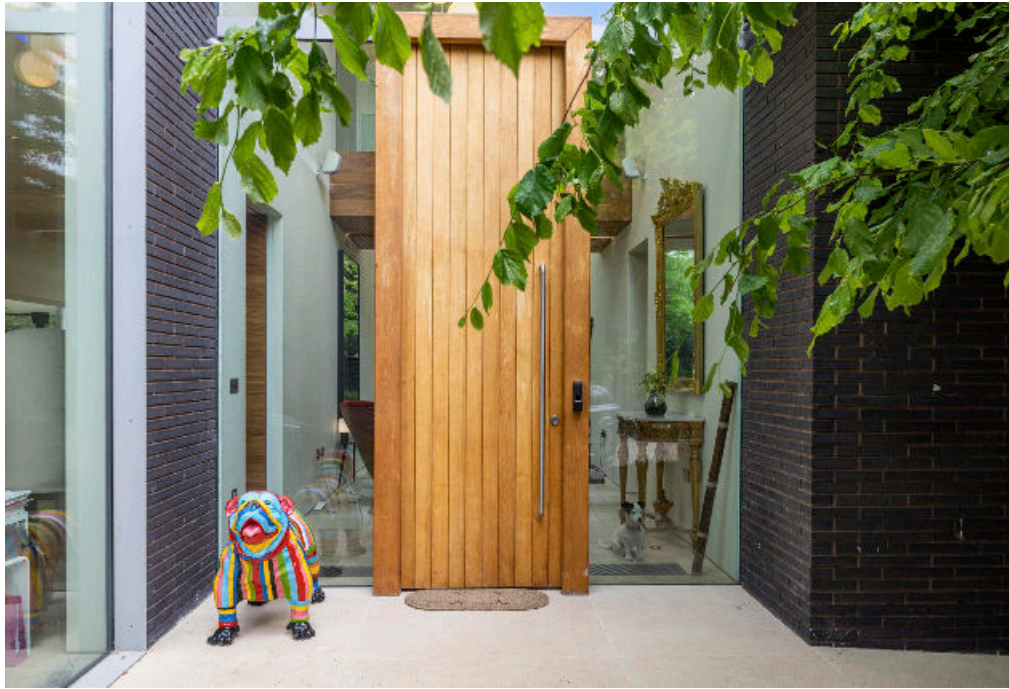
Council Tax Band: H

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

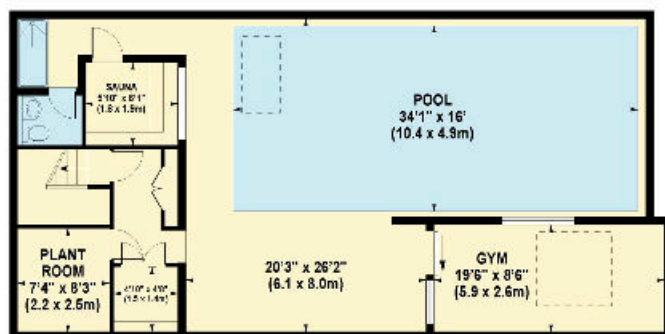
Guide Price: £9,300,000



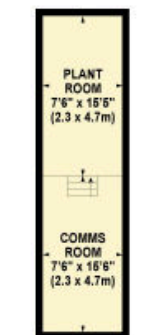




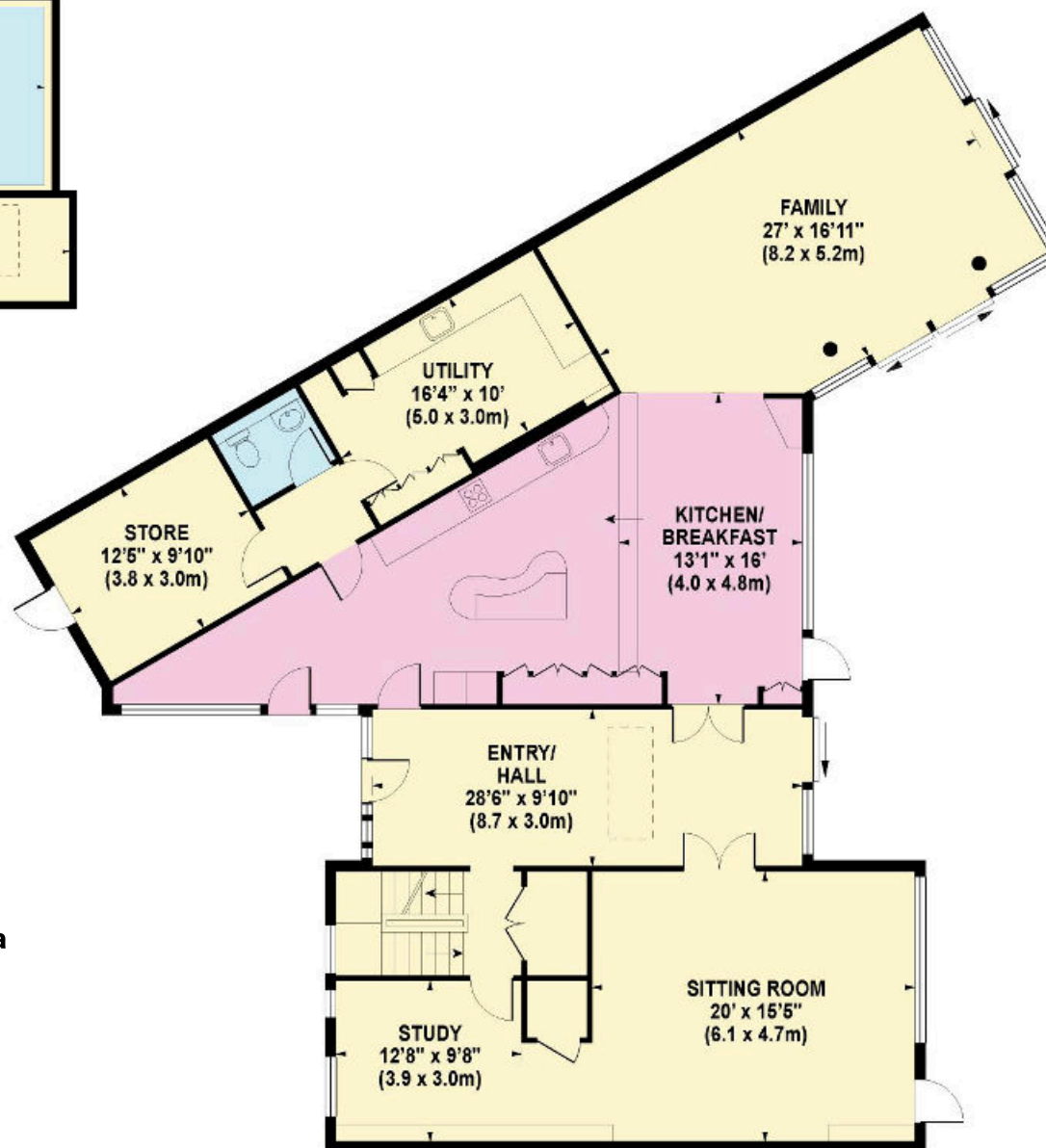




LOWER GROUND FLOOR



LOWER GROUND FLOOR



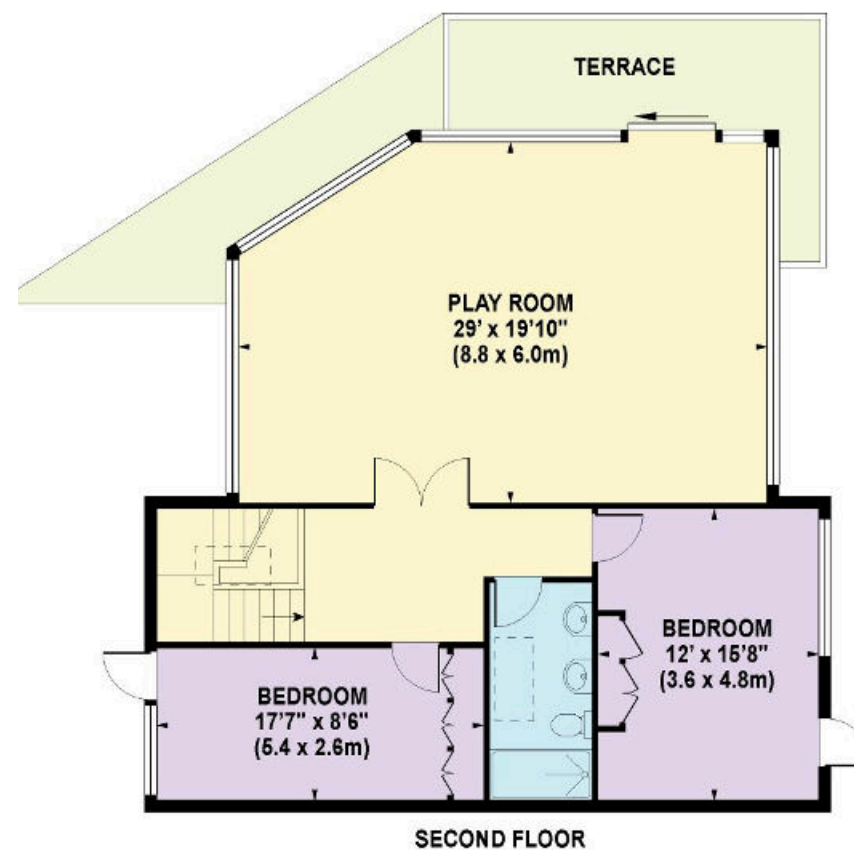
GROUND FLOOR



STUDIO / ANNEXE

Approximate Gross Internal Floor Area 555 sq m / 5,973 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.



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Your partners in property



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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