



## COURT LANE

Dulwich Village, SE21







# WELL-PRESENTED AND SPACIOUS FAMILY HOME

Located on a highly desirable road in Dulwich Village, this four bedroom house has a large 100+ ft garden and off-street parking.



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EPC

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Local Authority: Southwark Council and The Dulwich Estate of Management

Council Tax band: F

Tenure: Freehold

Guide Price: £1,725,000



## OFFERING OVER 1,750 SQ FT OF LIVING SPACE

The ground floor comprises a wide and welcoming entrance hallway leading to a light and bright front reception room complete with feature fireplace. To the rear of the property is a wonderfully spacious open-plan kitchen and entertaining space with a contemporary island and sleek and sophisticated fixtures. Bifold doors span the width of the room and open to the terrace, perfect for outdoor entertaining, and the large 100+ ft garden beyond. A separate utility room and guest WC provide useful amenity. On the first floor, there are three bright and airy bedrooms, one of which is currently used as a study and a contemporary family bathroom. On the second floor, the bedroom benefits from an en suite shower room and eaves storage.

Court Lane is one of the most prestigious addresses in Dulwich Village. Just moments away from Dulwich Park, this property benefits from being close to the various amenities of Dulwich Village and Lorship Lane.



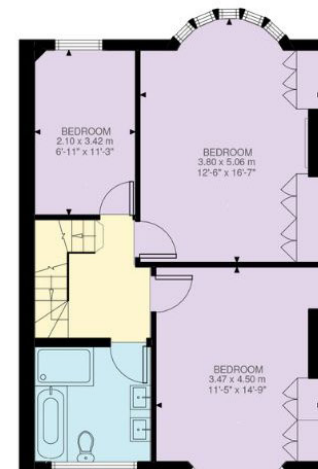












Approximate Gross Internal Area = 162.61 sq m / 1750 sq ft (Excluding Eaves Storage)  
 Eaves Storage = 17.88 sq m / 192 sq ft  
 Inclusive Total Area = 180.49 sq m / 1943 sq ft

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.

**Jay Davis**

+44 20 8682 7768

[jay.davis@knightfrank.com](mailto:jay.davis@knightfrank.com)

**Knight Frank Dulwich**

1C Calton Avenue

SE21 7DE

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

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