

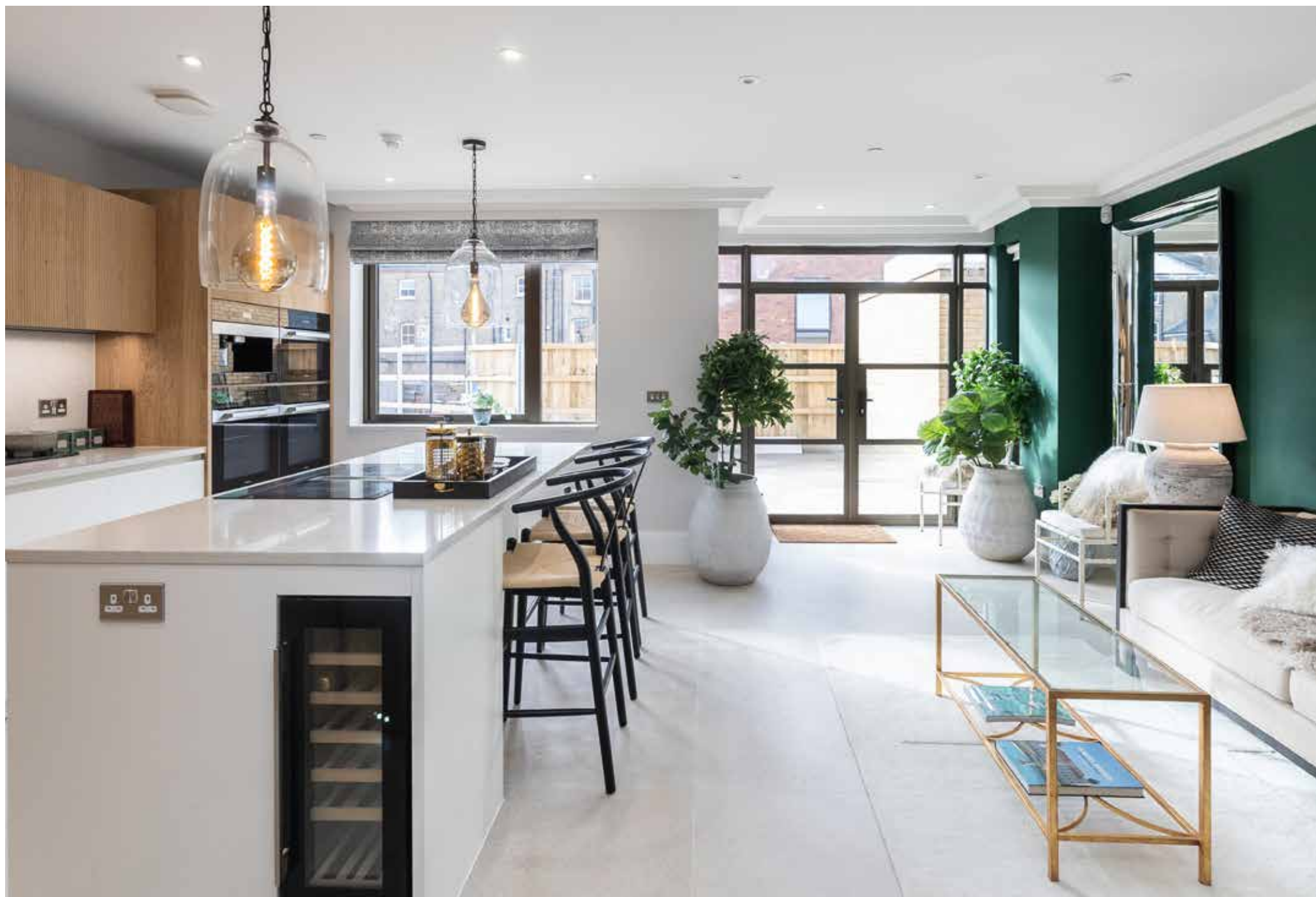


# GILKES CRESCENT

Dulwich, SE21







# IMPRESSIVE NEW BUILD PROPERTY IN DULWICH VILLAGE

Built by award-winning Aquinna Homes, this light and airy residence with underground parking has been thoughtfully designed and finished to create a turn-key family home.



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

Council Tax band: H

Tenure: Freehold

Service charge: Approximately £2,109.62 per annum, reviewed annually, next review 2026

Guide Price: £2,575,000



## IN THE HEART OF DULWICH VILLAGE

The property is entered via a short flight of stone steps to the raised ground floor. Once inside, the quality of the build and design is immediately apparent. The spacious entrance hallway, complete with adjoining guest WC leads via double doors to a light and bright reception room with floor to ceiling windows and feature fireplace. To the rear of the property is a spacious kitchen/diner/family room fitted with a contemporary Leicht kitchen, Miele appliances and air-conditioning. Crittal-style french doors open to the southerly-facing terrace garden. Downstairs there is a large reception room, a guest shower room and handy utility room together with a lobby that leads to the underground car park. On the first floor there are three generous bedrooms including an air-conditioned guest suite and separate family bathroom. On the top floor, the spectacular principal suite has a large bathroom with double sinks, separate shower and free-standing bathtub. All bedrooms have fitted wardrobes and the principal and















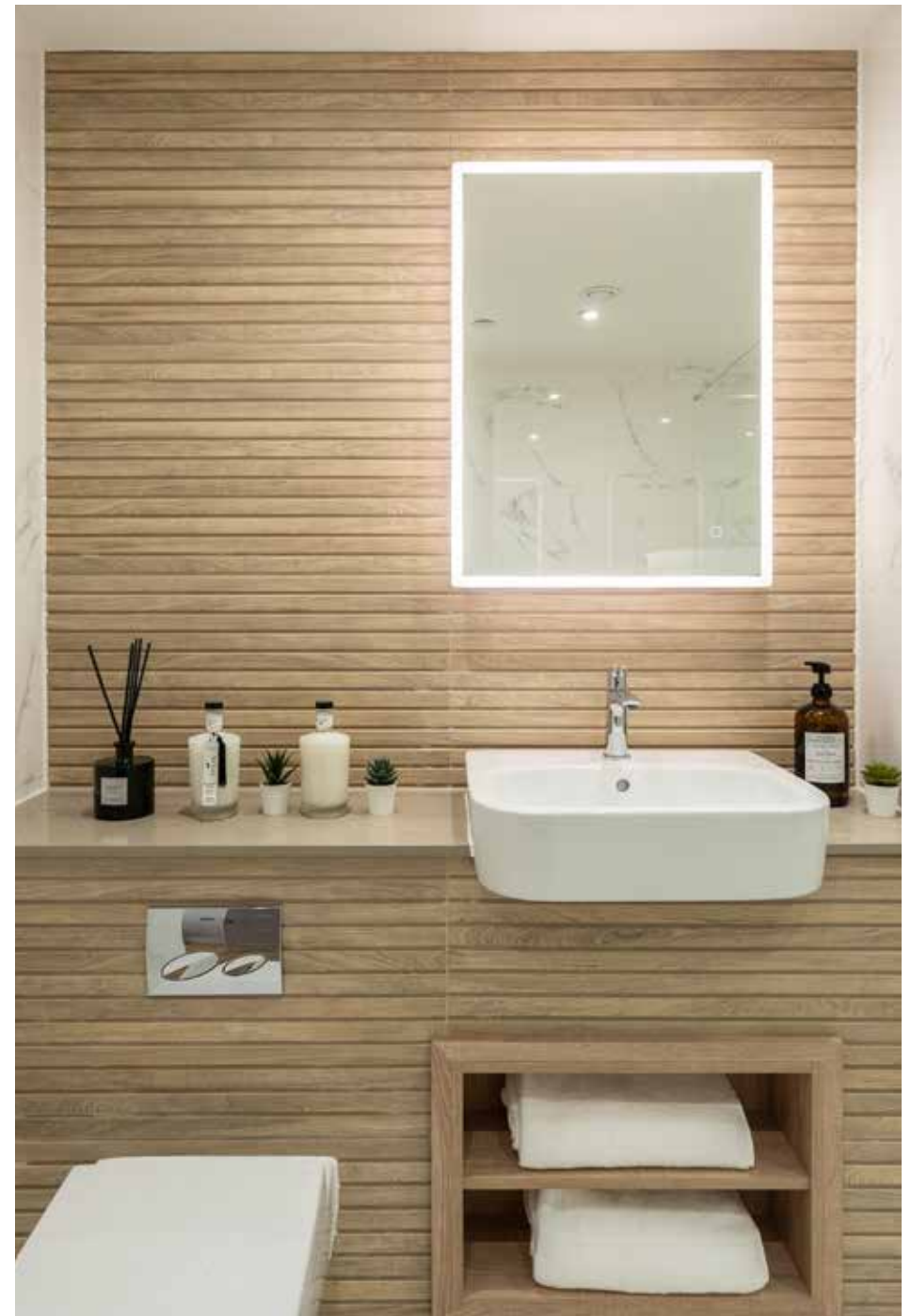
# HIGHLY DESIRABLE LOCATION

Dulwich Village is a quiet, leafy, neighbourhood with excellent schools, sports facilities, lovely parks and good access to central London via London Bridge and Charing Cross.

The excellent schools include Dulwich Hamlet Junior School (0.3 miles) and Dulwich Village Infants (0.3 miles), Alleyn's School (0.1 miles), James Allen's Girls' School (0.3 miles), The Charter School (0.5 miles) and Dulwich College (1 mile).

Transport options nearby include North Dulwich Rail Station (0.4 miles) and East Dulwich Rail Station (0.7 miles). Bus routes in to central London are available from nearby Lordship Lane.

All distances are approximate.









Approximate Gross Internal Area = 232.3 sq m / 2501 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)





**Catherine Stage**

020 3815 9410

catherine.stage@knightfrank.com

**Knight Frank Dulwich**

IC Calton Avenue

SE21 7DE

**knightfrank.co.uk**

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