



COURTLANE

Dulwich Village, SE21

DESENFANS ROAD SE21
LONDON BOROUGH OF SOUTHWARK



FANTASTIC FOUR BEDROOM FAMILY HOME

Positioned in a peaceful location within Dulwich Village, this exquisite semi-detached house presents an attractive red-brick exterior complemented by elegant, white-framed windows.



4



2



2

EPC

E

Local Authority: Southwark and The Dulwich Estate Scheme of Management

Council Tax band: G

Tenure: Freehold

Guide Price: £2,150,000



COURT LANE

To the front of the ground floor, a beautifully naturally lit living room features soft grey walls and plenty of period features including a cozy feature fireplace, high ceilings and a large bay window fitted with shutters. At the centre of the property, the modern kitchen boasts timeless white cabinets with integrated appliances, sleek black work tops and a feature mosaic backsplash. The kitchen also extends through in to a useful utility space with floor to ceiling cabinetry providing plenty of storage space as well as access out on to the rear garden.

To the rear of the property is a further reception room, again with period features and doors opening on to the rear garden. The outdoor space extends to over 40ft and at the rear of the garden is access to the garage.

The first and second floor comprises of four spacious bedrooms, including a principal suite with an en suite bathroom and built in wardrobes. All bedrooms also benefit from a well-appointed family bathroom on the first floor.

Court Lane is situated in the heart of Dulwich Village, one of London's most desirable areas. Just a short stroll away, the Village offers an array of boutique shops, independent cafes and popular restaurants. The historic Crown & Greyhound pub provides a relaxed setting for dining and socialising.







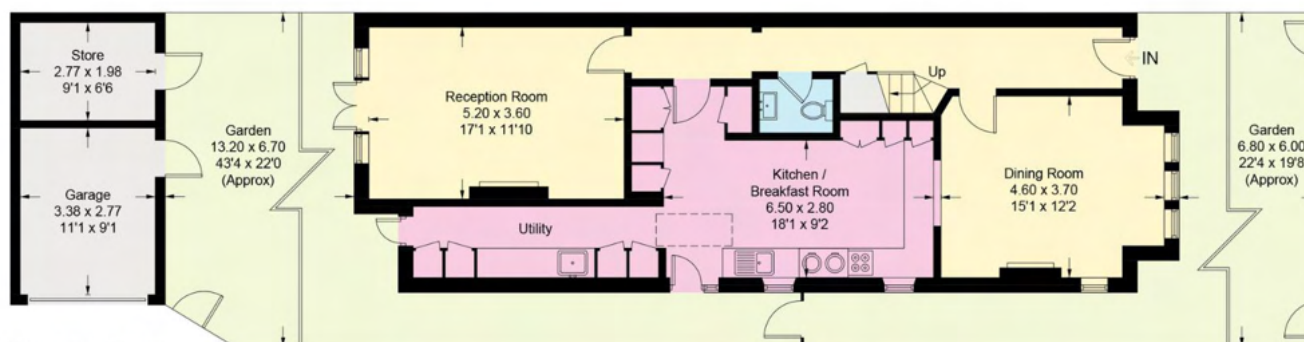
 = Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor



Ground Floor

Approximate Gross Internal Area = 170.5 sq m / 1835 sq ft (Excluding Eaves Storage / Reduced Headroom)
 Garage / Store = 15.3 sq m / 165 sq ft Eaves Storage / Reduced Headroom = 27.7 sq m / 298 sq ft
 Inclusive Total Area = 213.5 sq m / 2298 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

+44 20 3815 9414

Catherine.Stage@knightfrank.com

Knight Frank Dulwich

1C Calton Avenue

SE21 7DE

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated <Particularsdate>. Photographs and videos dated <Photodate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

