



RED POST HILL

North Dulwich, SE24



WELL-PRESENTED, SPACIOUS FOUR BEDROOM PROPERTY

This charming family home is ideally located in North Dulwich and offers over 2,000 sq ft of comfortable living space.



Local Authority: London Borough of Southwark
Council Tax band: G
Tenure: Freehold

Guide Price: £1,695,000

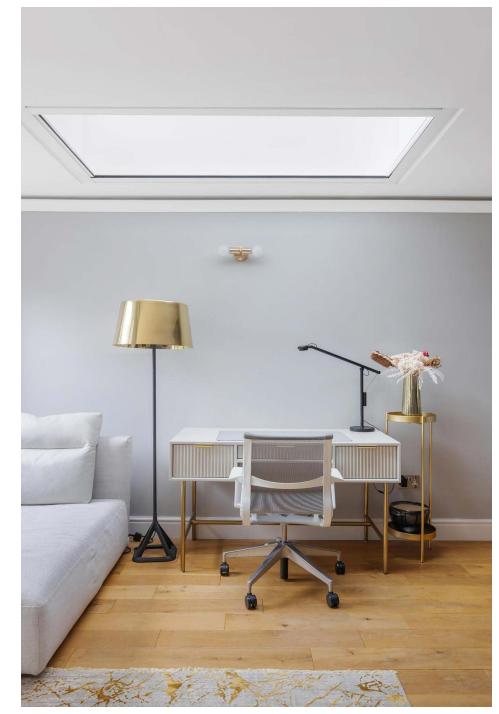


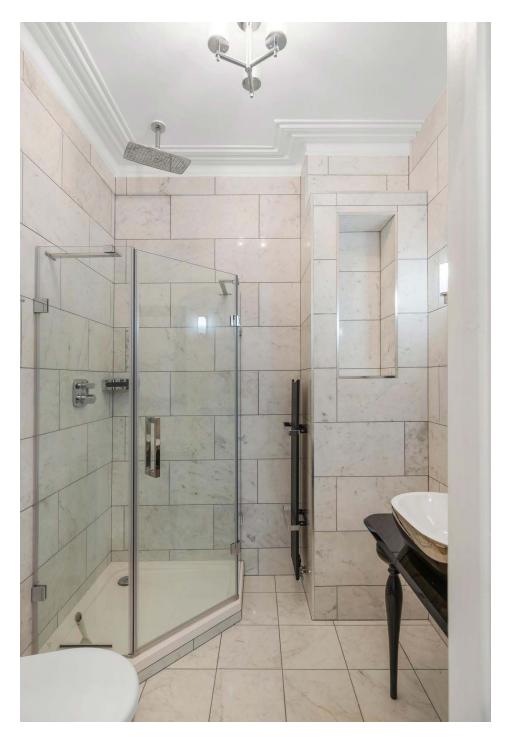
HIGHLY DESIRABLE NORTH DULWICH TRIANGLE LOCATION

With fantastic kerb appeal, a pretty tiled front path leads up the well-maintained front garden to this attractive home. Inside, the wonderfully modern ground floor has been cleverly opened up to create a large, light and bright open-plan space comprising a dining room, which can be separated by glazed doors, a contemporary kitchen and a spectacular reception room spanning the width of the house with bi-fold doors opening to the south-west facing garden. There is also a separate guest WC.

Upstairs, the first floor features a large principal bedroom benefitting from a walk-in wardrobe and shower en suite. There is also a generous second bedroom and a large family bathroom, as well as a separate cupboard housing the utilities.

The second floor comprises two further bedrooms and useful eaves storage. There may be possibility to extend subject to the necessary planning permissions.













Approximate Gross Internal Area = 191.12 sq m / 2057 sq ft (Excluding Eaves Storage) Eaves Storage = 11.4 sq m / 123 sq ft Inclusive Total Area = 202.52 sq m / 2180 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
020 3815 9410
jay.davis@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 appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to attentions 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 fittled 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/Pegals/privacy-statement.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of 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 WIU 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.