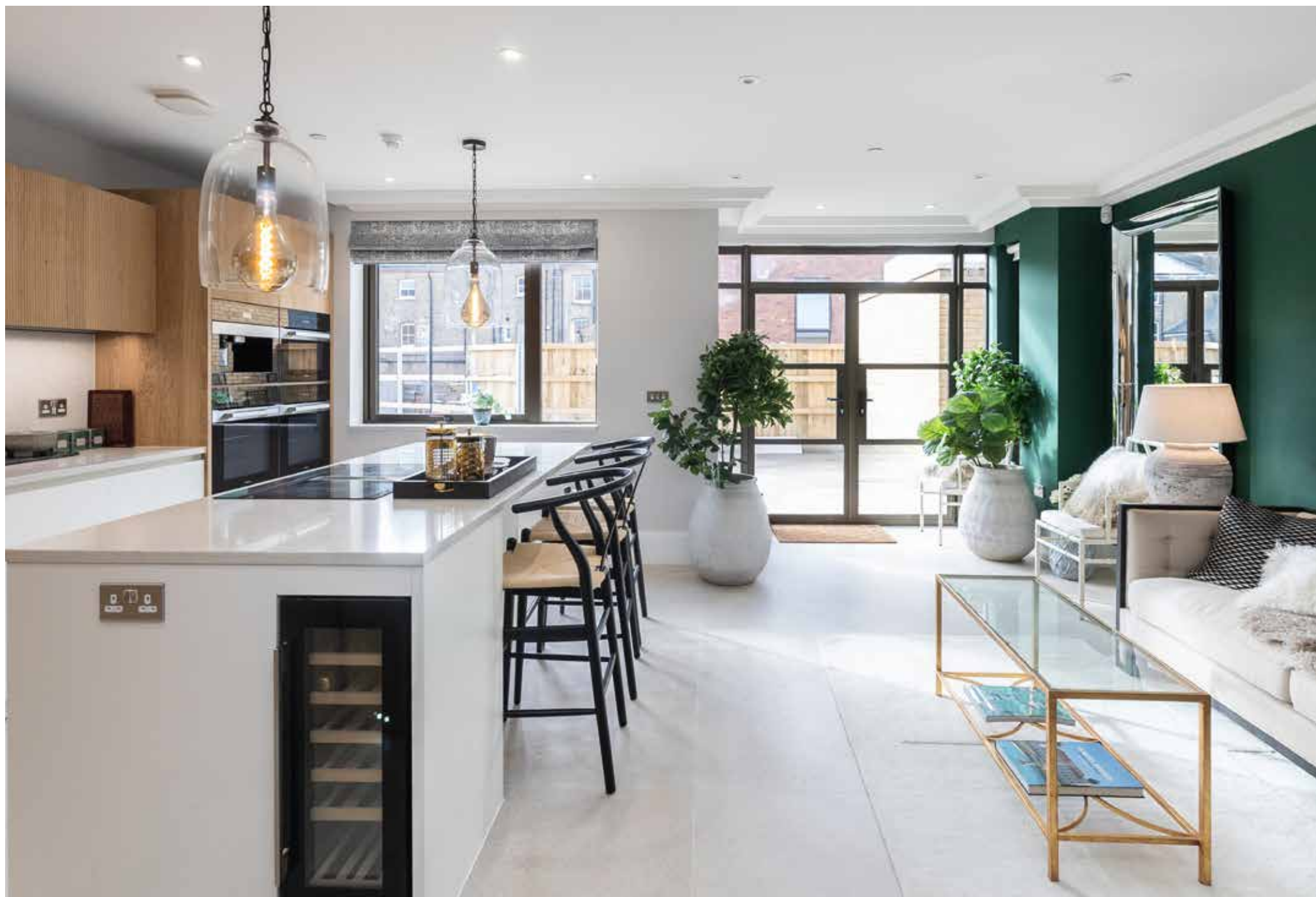




GILKES CRESCENT

Dulwich, SE21



IMPRESSIVE NEW BUILD PROPERTY IN DULWICH VILLAGE

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



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4-5



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EPC

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

Council Tax band: H

Tenure: Freehold

Service charge: Approximately £2,155.55 per annum, reviewed annually, next review 2026

Guide Price: £2,800,000



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, with oak flooring, generous ceiling height and wide circulation spaces. The spacious entrance hallway, complete with adjoining guest cloakroom 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 kitchen entertaining space fitted with a contemporary Leicht kitchen, Miele appliances and air-conditioning. Crittal-style french doors open to the southerly-facing garden which is well zoned with a patio, decked area and steps down to a lush lawn. 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. Upstairs, there are four generous bedrooms spread over two floors, each with an en suite bath or shower room complete with fitted wardrobes. Each bedroom is fitted









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. Please note, some of the images used are of the show house (unit 4) and CGI images are used for illustrative purposes only.







Approximate Gross Internal Area = 237.8 sq m / 2560 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)



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