



Alleyn Road, SE21 | £4,000,000

02087028111
dulwichvillage@pedderproperty.com





PEDDER
PREMIUM
PROPERTY





In General

- A substantial detached mid century family house
- Spacious living accommodation - gross internal area 4239 sq ft
- Six double bedrooms, three bathrooms (one en-suite)
- Three reception rooms, office/library
- 26' x 20' kitchen/diner
- Utility room, cloakroom
- Lovely, mature 75' x 69' rear garden
- Double length garage, drive providing off street parking for several vehicles
- Located on one of Dulwich's most desirable residential roads

In Detail

Pedder Premium - A substantial imposing family home located on the east side of the highly sought after Alleyn Road, backing onto the gardens of Alleyn Park. The home benefits from a mature perimeter planting offering significant privacy.

With an internal floor area of over 4,200 sq ft, the home has already benefited from a substantial size increase and therefore provides an ideal platform for the next owner to focus on the internal choices with much potential and not an extensive build project.

Shielded by mature planting, the house is approached by a gated secure driveway with parking for several cars. Please note gated parking is a premium on Alleyn Road due to planning restrictions. There is also a double length garage to the side with internal access to the house.

The ground floor has a spacious reception hall, three reception rooms, recently re-fitted kitchen/dining room, office/library, cloakroom, utility room and downstairs WC. On the first floor there are four double bedrooms, one with en-suite bathroom and separate dressing room and a family bathroom. The second floor has two double bedrooms and a bathroom. Externally to the rear there is a most delightful, mature garden measuring 75' x 69'.

EPC: E | Council Tax Band: G

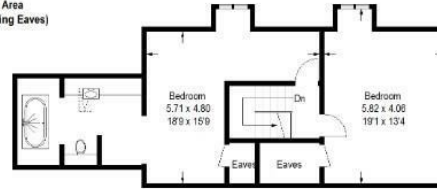
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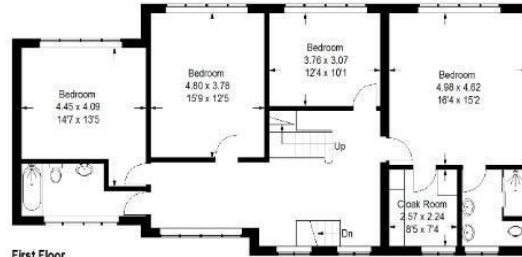
Floorplan

Alleyn Road, SE21

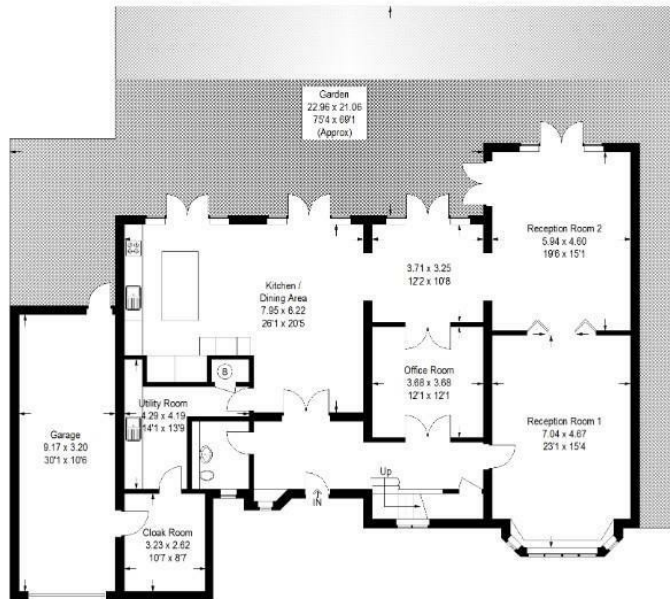
Approximate Gross Internal Area
(Including Garage & Excluding Eaves)
393.8 sq m / 4239 sq ft



Second Floor



First Floor



Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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