



Calton Avenue, SE21 | Guide Price £1,325,000

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In General

- A Victorian cottage located in the heart of Dulwich Village.
- Four bedrooms, two bathrooms
- Front reception room
- Open-plan kitchen/breakfast/family room
- Secluded rear garden
- Highly sought after location in Dulwich Village
- Ideal for access to local schools and transport links
- No onward chain

In Detail

An attractive Victorian cottage located on Calton Avenue, a much sought after residential road in the heart of Dulwich Village, SE21.

This lovely period property retains much of its original charm and character and has been extended creating spacious and attractive living accommodation over three floors. The ground floor has a front reception room and to the rear there is an impressive open-plan kitchen/breakfast/family room with sliding doors giving access to the secluded rear garden. The first floor has three bedrooms and a family bathroom and on the second floor there is a further good size bedroom and second bathroom.

Calton Avenue, one of the most desirable streets in Dulwich, runs off Dulwich Village with its range of charming independent shops, cafes and restaurants, the popular Dulwich Park and The Picture Gallery. The property is also just a short walk for top rated state and independent schools, including Dulwich Hamlet, Junior School, Dulwich Village Infant School, Dulwich College, James Allen's Girls School and Alleyn's School.

There are excellent connections to the City, Canary Wharf, West End and central London via London Bridge, Victoria, Blackfriars, City Thameslink, Kings Cross/St Pancras either from North Dulwich or Herne Hill both within walking distance.. There are also numerous nearby bus routes from Dulwich Village and Lordship Lane.

Properties in this central village location rarely come to the market and early viewing is advised.

EPC: E | Council Tax Band: E



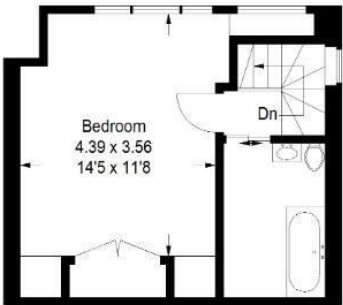
Floorplan

Calton Avenue SE21

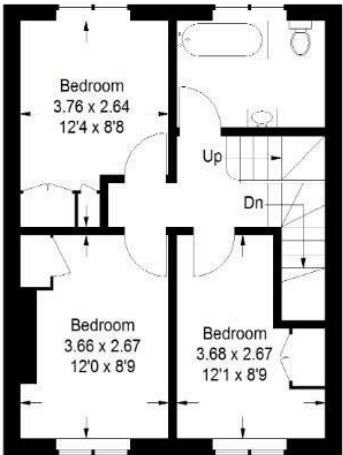
Approximate Gross Internal Area
Ground Floor = 56.9 sq m / 612 sq ft
First Floor = 42.2 sq m / 454 sq ft
Second Floor = 28.1 sq m / 302 sq ft
Total = 127.2 sq m / 1368 sq ft



Ground Floor



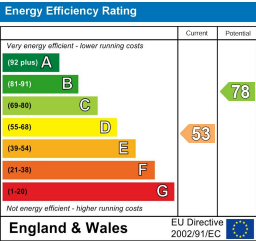
Second Floor



First Floor

= Reduced headroom below 1.5 m / 5'0

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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.



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