



Park Hall Road, SE21 | £2,250,000

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# In General

- A substantial double fronted Victorian house for sale
- Exceptionally spacious - 3392 sq ft
- Five large double bedrooms, two bathrooms
- Two reception rooms
- Integrated kitchen open-plan to a dining room
- Conservatory, utility room
- Downstairs cloakroom, cellar
- Garage, large drive providing off street parking for several vehicles
- Delightful, mature south facing garden measuring 99'
- Beautifully presented throughout

# In Detail

A substantial double fronted Victorian family house for sale located on this popular residential road in Park Hall Road, Dulwich, SE21.

The property has been upgraded and modernised by the current owner to a high standard creating a beautifully presented interior. With a gross internal area of 3392 sq ft the property offers exceptionally spacious accommodation arranged over three floors comprising five double bedrooms, two bathrooms (one en-suite), two reception rooms, dining room, integrated kitchen, conservatory, utility room, downstairs cloakroom, cellar and garage.

Externally to the front there is a large drive providing off street parking for several vehicles and to the rear a delightful mature, south facing garden measuring 99'.

The property is conveniently located for access to West Dulwich, Dulwich Village and Herne Hill with their numerous independent cafes, shops and restaurants. Nearby Dulwich Park, Dulwich and Sydenham Woods, Belair Park and Brockwell Park offer beautiful green spaces.

Excellent rail links provide fast and frequent connections to central London from West Dulwich (London Victoria/London Blackfriars), Tulse Hill (London Bridge/London Blackfriars) and West Norwood (London Bridge/ London Victoria), all within walking distance. The areas renowned independent schools including Dulwich College, Alleyn's and James Allens Girls School are also close-by. Bus services to central London run along nearby Croxted Road.

An internal viewing of this outstanding family home is advised.

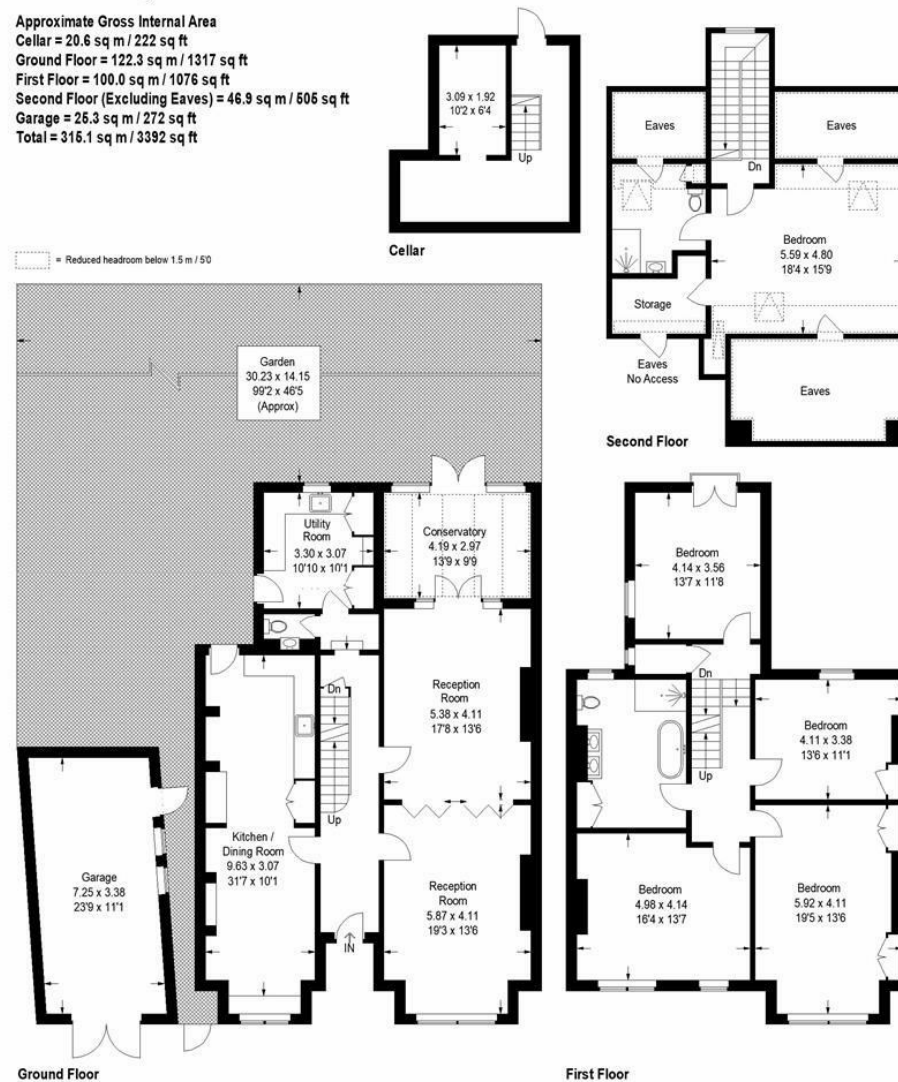
EPC: E | Council Tax Band: G



# Floorplan

**Park Hall Road, SE21**

**Approximate Gross Internal Area**  
**Cellar = 20.6 sq m / 222 sq ft**  
**Ground Floor = 122.3 sq m / 1317 sq ft**  
**First Floor = 100.0 sq m / 1076 sq ft**  
**Second Floor (Excluding Eaves) = 46.9 sq m / 506 sq ft**  
**Garage = 26.3 sq m / 272 sq ft**  
**Total = 316.1 sq m / 3392 sq ft**




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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 (£2 plus) <b>A</b>			
(£1-£1) <b>B</b>			
(£9-£5) <b>C</b>			
(£5-£4) <b>D</b>			
(£3-£4) <b>E</b>			
(£2-£1) <b>F</b>			
(£1-£0) <b>G</b>			
Not energy efficient - higher running costs			

**England & Wales**

EU Directive  
2002/91/EC



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