



**Soane Place, Gilkes Crescent, London SE21 7BP**

**welcome to**

## **Soane Place, Gilkes Crescent**

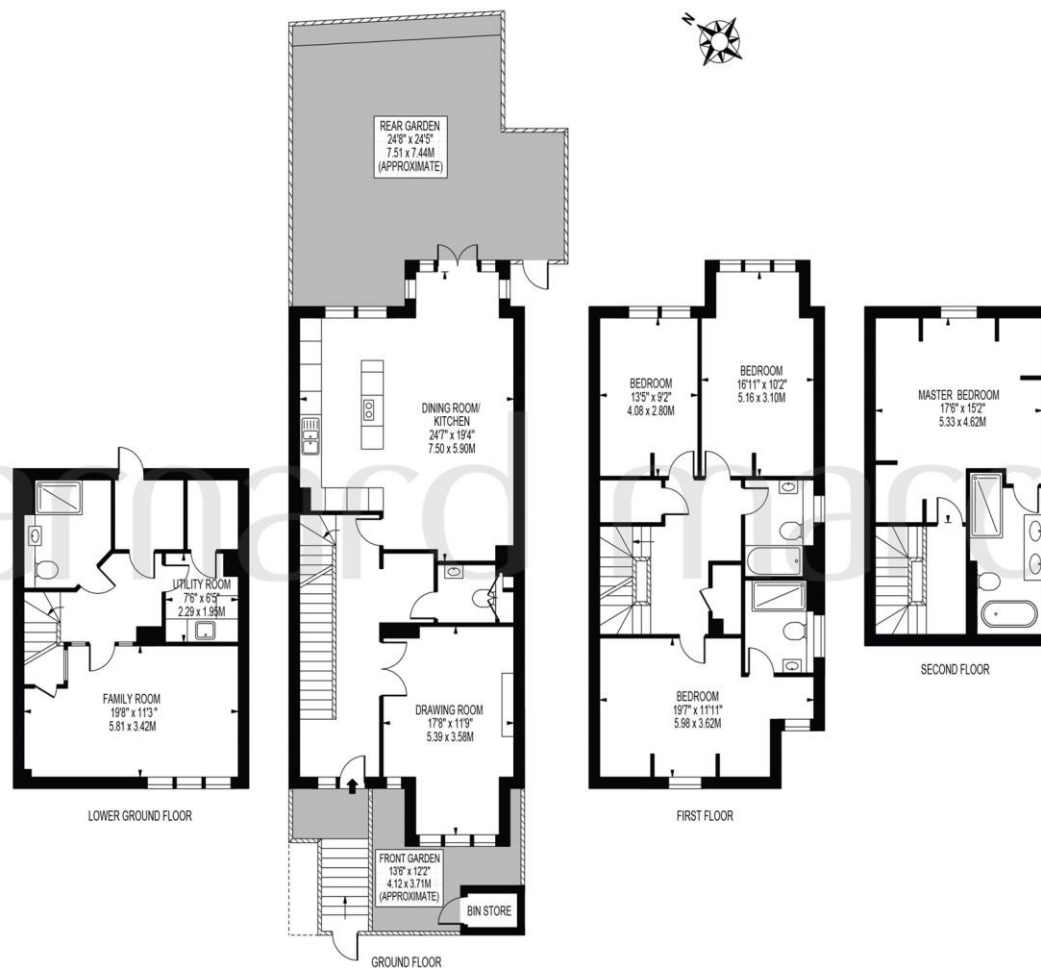
Introducing Plot 4, a four storey semi-detached home finished to an exacting standard nestled in the peaceful residential street, Gilkes Crescent. Set back from the street, steps lead to the elevated entrance and as you enter the property you are welcomed by the spacious entrance hallway. The drawing room features a cosy setting with a living flame fire place separate from the kitchen-diner/family room. Inviting the outside in, Crittal style double doors open out onto the south facing landscaped garden. The bespoke designer kitchen is the perfect place for entertaining with a stunning island featuring the induction hob/breakfast bar seating area, complete with Miele appliances integrated & Silestone worktops.

Stairs lead down to the lower ground where the separate utility room is located. This is where the home offers real flexibility with a further family room, easily adaptable for use of a cinema room or an additional bedroom with a fully fitted show room accessible on the same level. The secure private underground parking is accessed directly from this level with 2 spaces allocated & an EV charging point. The principle bedroom claims the top floor, designed with custom wardrobes fitted as well as a full en-suite bathroom including Villeroy & Boch fittings. The family bathroom & bedrooms 2, 3 & 4 are located on the first floor, all bedrooms are double bedrooms each with fitted wardrobes, bedroom 2 has an en-suite. Air conditioning to bedrooms 1, 2 & the drawing room.



## SOANE PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2480 SQ FT - 230.43 SQ M  
(EXCLUDING BIN STORE)



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
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## Soane Place, Gilkes Crescent

- Central Dulwich Village Location
- 4 Bedrooms
- 3 Reception Rooms
- Luxury Kitchen With Miele Appliances
- Private Underground Parking With Access Directly In To The Houses
- Underfloor Heating Throughout
- Over 75% Sold
- Built By The Award Winning Aquinna Homes plc

Tenure: Freehold EPC Rating: Exempt

**£2,650,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/BTS106555](https://barnardmarcus.co.uk/Property/BTS106555)



Property Ref:  
BTS106555 - 0002

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