



Soane Place, Gilkes Crescent, London, SE21 7BP

welcome to

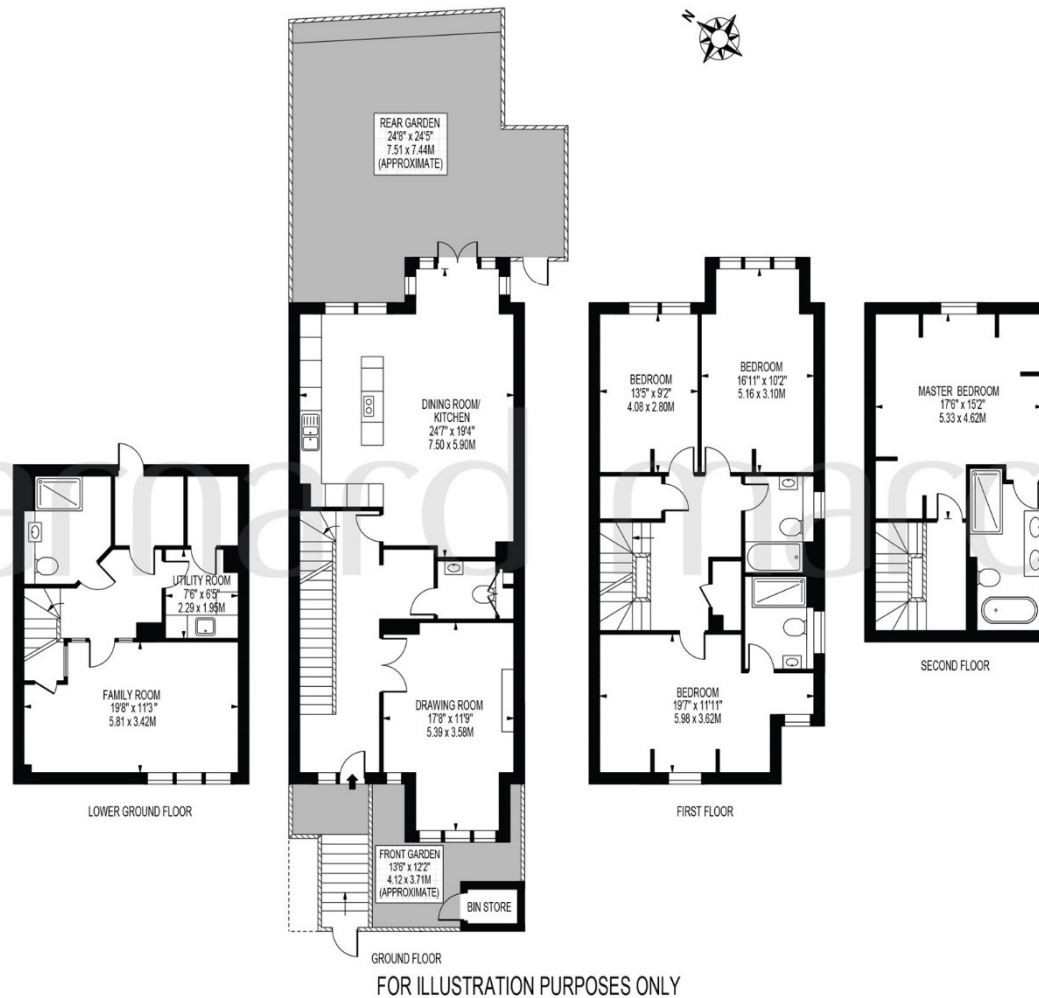
Soane Place, Gilkes Crescent, London

A beautifully crafted four-bedroom family home for sale, designed and finished to an exceptional standard, offering flexible and independent living arranged over four floors. With 80% of the development now sold, viewings are strictly by appointment only.



SOANE PLACE

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



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.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Occupying a peaceful position on Gilkes Crescent, Plot 4 is a striking four-storey semi-detached residence that blends elegance with functionality. Set back from the road, a series of landscaped steps lead to the elevated entrance, where a generous hallway immediately sets the tone for the home's sense of space and quality.

The drawing room provides a refined yet welcoming environment, complete with a feature living flame fireplace, while the impressive kitchen-dining-family room to the rear forms the true heart of the home. Crittall-style doors open directly onto the landscaped south-facing garden, creating a seamless flow between indoor and outdoor living. The bespoke designer kitchen features a statement island with breakfast bar seating, Silestone work surfaces, and a full complement of integrated Miele appliances - ideal for both family life and entertaining.

The lower ground floor offers exceptional versatility, with a dedicated utility room and an additional reception area that could easily serve as a cinema room, guest suite, or home office, complete with a contemporary shower room. From this level, direct access leads to the secure underground parking, which provides two allocated spaces and an EV charging point.

The principal bedroom occupies the entire top floor, featuring bespoke fitted wardrobes and a luxurious en suite bathroom appointed with Villeroy & Boch fittings. The first floor accommodates three further double bedrooms, all with fitted wardrobes.

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Soane Place Gilkes Crescent, London

- Central Dulwich Village Location
- 4 Bedrooms
- 3 Reception Rooms
- Luxury Kitchen With Miele Appliances
- Underfloor Heating Throughout
- Over 75% Sold
- Built By The Award Winning Aquinna Homes plc

Tenure: Freehold EPC Rating: Exempt

£2,575,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM108257



Property Ref:
CPM108257 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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