



barnard marcus

Soane Place Gilkes Crescent, London SE21 7BP



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welcome to

Soane Place Gilkes Crescent, London

Situated in one of Dulwich Village's most desirable residential enclaves, Plot 10 occupies a serene position on Gilkes Crescent and forms part of an exclusive collection of premium family homes by Aquinna Homes plc.

Approached via elegant steps, bordered by landscaped gardens, the elevated entrance opens into a broad reception hall that immediately conveys a sense of volume, craftsmanship and light.



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.
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Drawing Room

The formal drawing room offers a sophisticated retreat, centred around a contemporary living-flame fireplace, whilst to the rear, the expansive kitchen-dining-family room serves as the main hub of daily life. Full-height Crittall-style doors lead directly onto the landscaped south-facing garden, creating an effortless connection between interior and exterior spaces.

Kitchen

The bespoke designer kitchen is beautifully curated with Silestone worktops, a statement island with breakfast seating, and a complete suite of integrated Miele appliances, perfectly suited to both everyday use and entertaining on scale and in style.

Ground Floor

The lower ground floor delivers superb flexibility, incorporating a dedicated utility room and a generous additional reception area ideal as a cinema room, guest suite, home office, accommodation or live-in staff or a gym. This level also provides internal access to the secure underground car park, where Plot 10 benefits from two private parking bays and an EV charging point.

Bedrooms

The principal bedroom enjoys complete privacy on the top floor, featuring bespoke fitted wardrobes and a luxurious en-suite bathroom appointed with Villeroy & Boch sanitaryware and premium finishes.

The first-floor hosts three further double bedrooms, all with fitted wardrobes, and a beautifully designed family bathroom.

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Soane Place Gilkes Crescent, London

- Prime Dulwich Village location
- Four double bedrooms
- Three spacious reception areas
- Luxury designer kitchen with full Miele suite
- Underfloor heating throughout

Tenure: Freehold EPC Rating: Exempt

£2,800,000



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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.



Property Ref:
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Please note the marker reflects the postcode not the actual property



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