



DALKEITH ROAD

London, SE21



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A beautifully presented four-bedroom maisonette with a private garden, offering generous and versatile living ideally positioned between Dulwich Village/ West Dulwich/ Herne Hill.



Local Authority: London Borough of Lambeth

Council Tax band: G

Tenure: Share of Freehold

Guide Price: £925,000



FOUR-BEDROOM MAISONETTE WITH PRIVATE GARDEN

Arranged over the upper floors, the property offers well-balanced and versatile accommodation extending to approximately 1,397 sq ft. The first floor is particularly well configured for modern living, centred around a bright and spacious eat-in kitchen/dining room, which enjoys direct access via stairs to the private garden - an ideal setting for both entertaining and everyday family life.

This level also comprises an elegant reception room with generous proportions, two comfortable double bedrooms, a further nursery or study, and a contemporary family bathroom.







CHARMING PERIOD PROPERTY

The upper floor is dedicated to a superb principal suite, featuring a substantial bedroom with useful eaves storage and a well-appointed en-suite bathroom, creating a peaceful and private retreat. In addition, there is a substantial loft space across the outrigger, currently used for storage, where neighbouring properties have extended - offering clear potential for further enlargement, subject to the usual consents. The existing staircase to the second floor could also be readily adapted to provide access to this additional space.

Further enhancing the appeal, the property benefits from access to a large shared allotment area, providing a rare and attractive outdoor amenity.

This charming home combines period character with practical living space, all within easy reach of Dulwich's excellent schools, parks and amenities.



THE LOCAL AREA

Ideally located between West Dulwich, Dulwich Village, and Herne Hill, this wonderful home enjoys close proximity to a wide range of local amenities, making it a highly desirable address..

Sought-after state schools are nearby including Dulwich Village Infants, Dulwich Village Hamlet, Rosendale as are world-renowned independent options such as James Allen's Girls School, Alleyn's School and Dulwich College.

It is well located for transport links: West Dulwich station (0.5 miles) and North Dulwich station (0.9 miles) offers Southern services to Victoria and London Bridge. Herne Hill station (0.8 miles) has Southeastern services to London Victoria and Thameslink services to London Blackfriars, Farringdon and, St. Pancras International.

All distances are approximate.









Illustration for identification purposes only, measurements are approximate, not to scale. (ID1304247)

Approximate Gross Internal Area = 122.8 sq m / 1,322 sq ft (Excluding Reduced Headroom/ Eaves)
 Reduced Headroom/ Eaves = 7.0 sq m / 75 sq ft
 Inclusive Total Area = 129.8 sq m / 1,397 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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