



GILKES CRESCENT

Dulwich Village SE21



# GILKES CRESCENT SE21

A substantial five-bedroom family home on one of Dulwich Village's most sought-after and peaceful roads, extending to circa 2,300 sq ft with off-street parking and a mature 56 ft rear garden.



Local Authority: London Borough of Southwark & The Dulwich Estate Scheme of Management

Council Tax band: G

Tenure: Freehold

Guide Price: £2,300,000



## GILKES CRESCENT

This charming family home is ideally positioned on the highly sought-after Gilkes Crescent, one of Dulwich Village's most desirable residential roads. Extending to approximately 2,300sqft, the property offers beautifully proportioned accommodation arranged over three floors, combining generous family living space, period character and excellent practicality, with the added benefit of off-street parking.









## ELEGANT RECEPTION ROOMS AND A SUPERB FAMILY KITCHEN

A welcoming entrance hall provides an impressive introduction to the house, featuring attractive wood flooring, original detailing and a characterful staircase rising to the upper floors. To the front of the property, an elegant bay-fronted reception room enjoys a wealth of natural light and features bespoke cabinetry and a handsome fireplace. A second reception room to the rear provides an excellent family and entertaining space, with French doors opening directly onto the garden.

The heart of the home is a superb kitchen and dining room positioned to the rear of the house and thoughtfully configured for modern family life. The kitchen is fitted with an extensive range of cabinetry and generous work surfaces, while skylights and large windows create an abundance of natural light throughout. The dining area provides ample space for both everyday family living and larger gatherings, with direct access to the terrace and garden beyond. A utility room and guest cloakroom complete the ground floor accommodation.





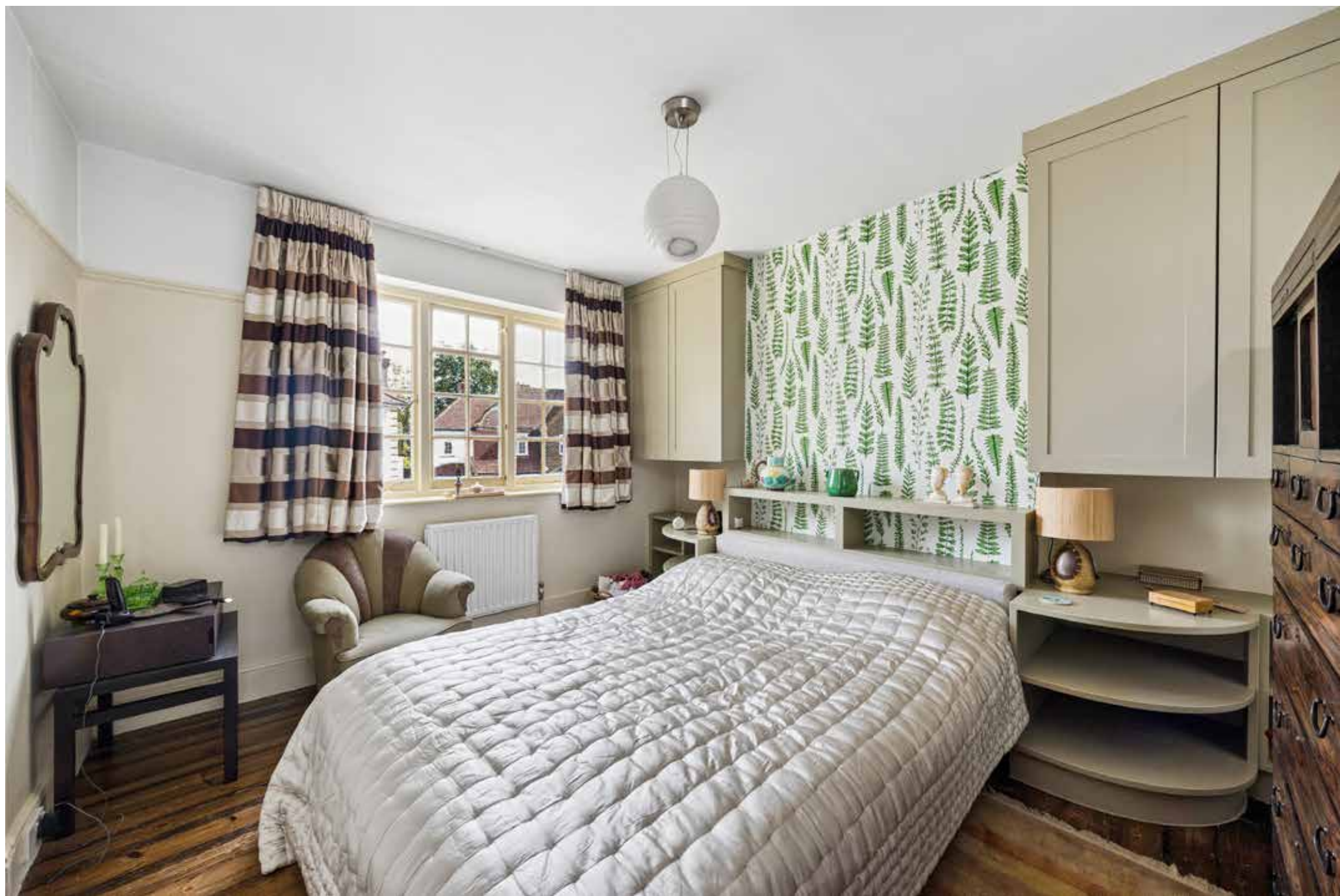


## FLEXIBLE FAMILY LIVING WITH GARDEN & PARKING

The bedroom accommodation is arranged across the upper floors and offers excellent flexibility. The first floor comprises a generous principal bedroom with en suite WC, three further well-proportioned bedrooms and a family bathroom. The second floor provides an additional bedroom and shower room, creating an ideal guest suite or independent space for older children.

To the rear, the mature garden extends to approximately 56 ft and enjoys a high degree of privacy. A paved terrace provides an ideal setting for outdoor dining and entertaining, while the lawn is bordered by established planting and attractive greenery. To the front, the property benefits from valuable off-street parking for several vehicles.





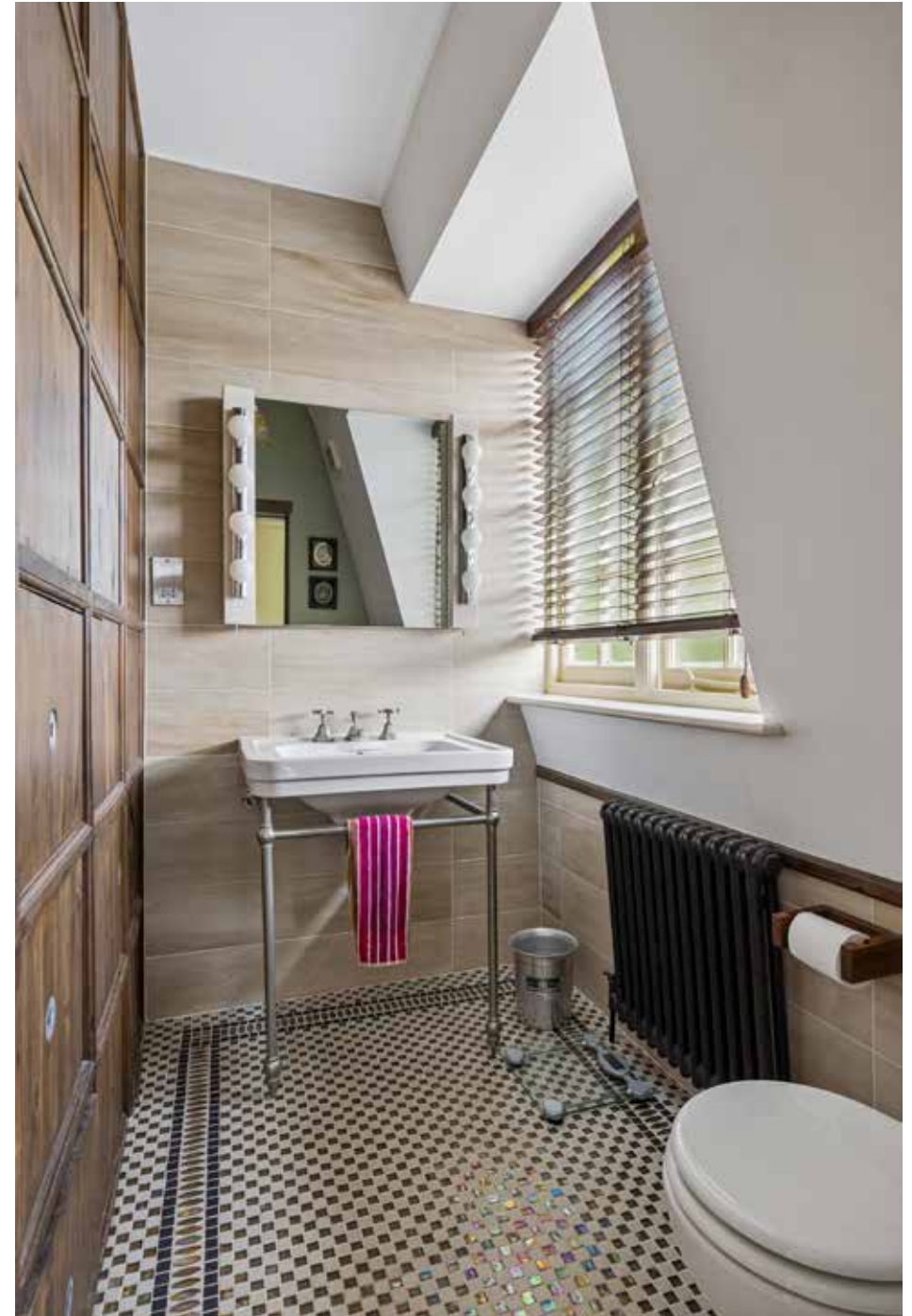


## THE LOCAL AREA

Dulwich Village is a desirable, leafy neighbourhood with a charming village feel yet within close proximity to Central London.

Transport links are excellent: North Dulwich Station (0.3 miles) offers trains to London Bridge and Herne Hill Station (1.0 mile) provides services to London Victoria and London Blackfriars.

World-renowned independent schools such as Alleyn's School, James Allen's Girls' School (JAGs) and Dulwich College are on the doorstep as are outstanding State school options including Dulwich Village Infants' School, Dulwich Hamlet Junior School and The Charter School North Dulwich.





# Gilkes Crescent, London, SE21

Approximate Gross Internal Area = 210.9 sq m / 2270 sq ft  
(Excluding Eaves)

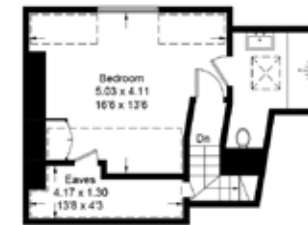
Eaves = 4.6 sq m / 50 sq ft  
Total = 215.5 sq m / 2320 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1314516)

Approximate Gross Internal Area = 210.9 sq m / 2270 sq ft (Excluding Eaves)

Eaves = 4.6 sq m / 50 sq ft

Inclusive Total Area = 215.5 sq m / 2320 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)



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