



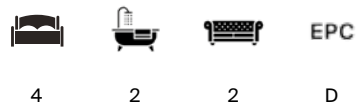
PICKWICKROAD

Dulwich Village, SE21



BRIGHT AND SPACIOUS FAMILY HOME

This charming semi-detached four bedroom property offers over 1600 sq ft of well-proportioned living accommodation.



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

Council Tax band: G

Tenure: Freehold

Guide Price: £1,850,000



PICKWICK ROAD

Upon entry, the dual reception space is flooded with natural light through large bay windows.

The kitchen and dining area opens out to the well-maintained rear garden which also has convenient gated side access to the front of the house. A separate WC and cellar completes this floor.

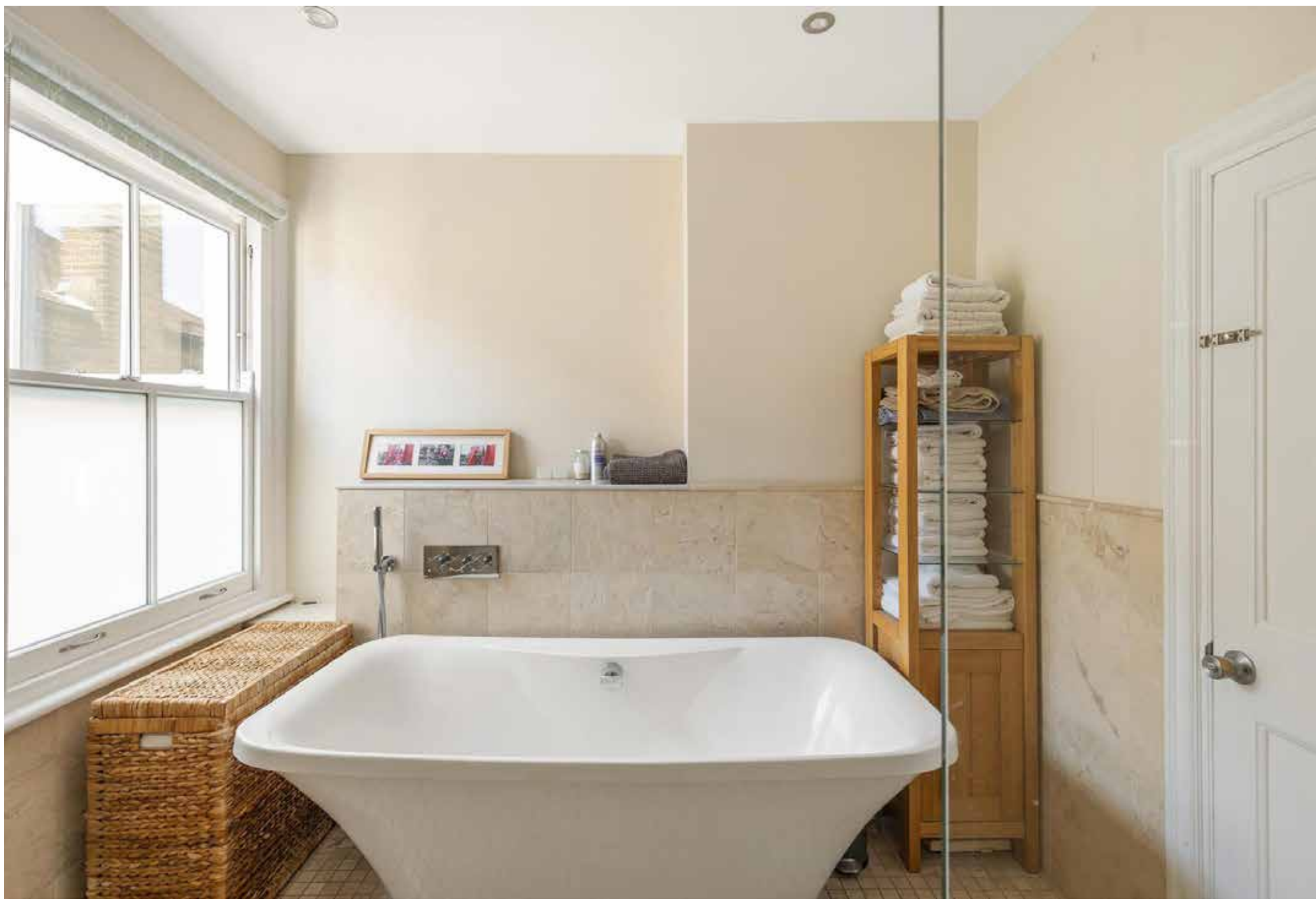
Upstairs on the first level, two bedrooms are serviced by a sizeable family bathroom. The principal bedroom benefits from a lovely en suite shower room.

The second floor comprises the fourth bedroom as well as access to ample eaves storage.









IN THE HEART OF DULWICH VILLAGE

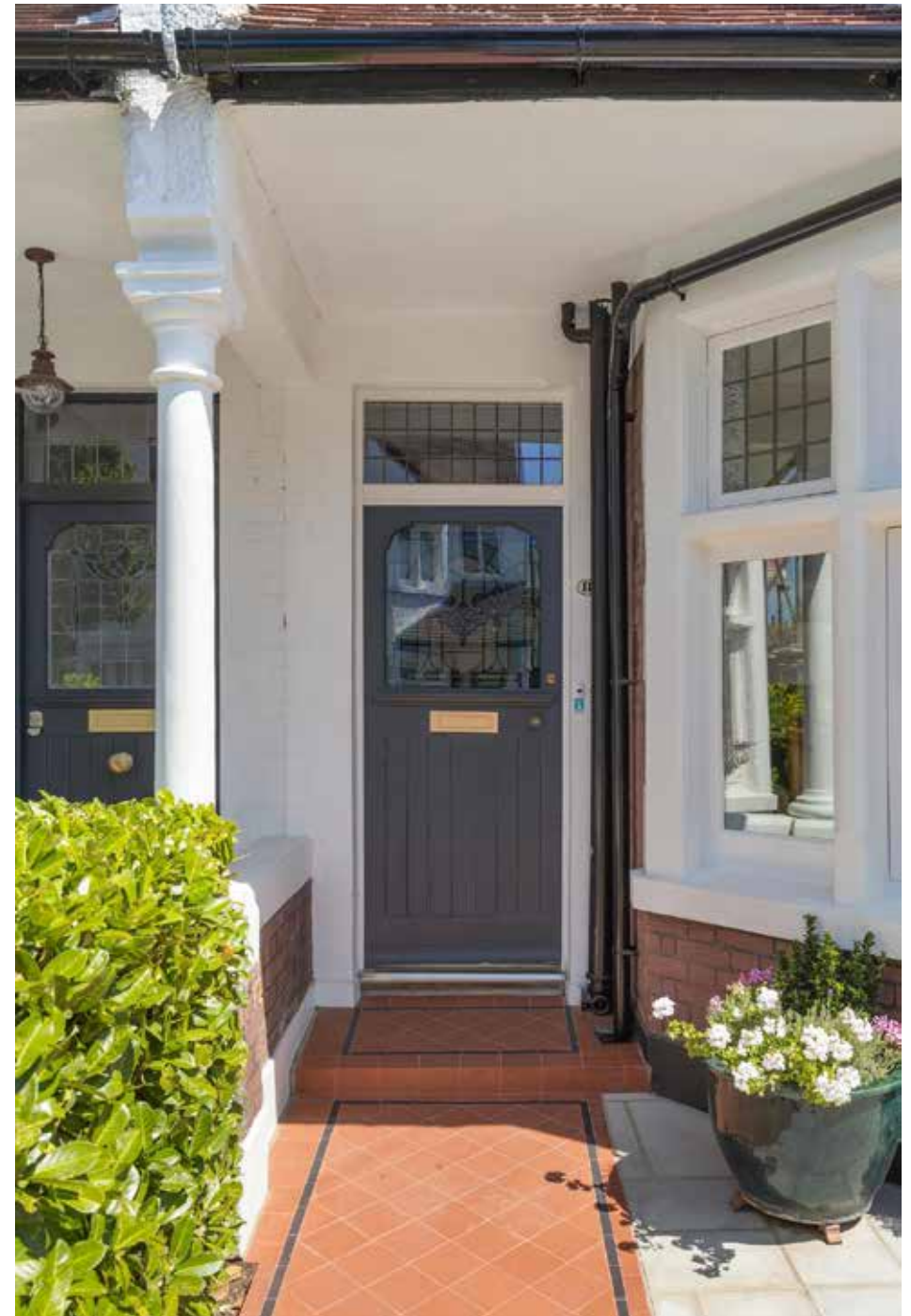
Pickwick Road is perfectly located for all of the boutiques, cafes and restaurants of Dulwich Village.

Also in close proximity are a range of outstanding state schools and world famous independent schools such as Dulwich College, Alleyn's School and James Allen's Girls School.

North Dulwich station (0.5 miles) provides services to London Bridge, East Croydon and Crystal Palace. West Dulwich station (0.7 miles) provides trains to London Victoria and Orpington.

Plenty bus routes are accessible through the village connecting to Denmark Hill, Brixton and beyond.

All distances are approximate.







Approximate Gross Internal Area = 157.82 sq m / 1699 sq ft (Excluding Eaves Storage)
Eaves Storage = 38.48 sq m / 414 sq ft
Inclusive Total Area = 196.3 sq m / 2113 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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