



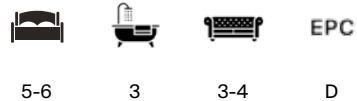
WOODWARDE ROAD

Dulwich Village SE22



SUBSTANTIAL FIVE BEDROOM FAMILY HOME

A well-presented five bedroom family home with basement on a desirable road in Dulwich Village.



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

Council Tax band: G

Tenure: Freehold

Offers in excess of: £2,500,000





WOODWARDE ROAD

The ground floor comprises two spacious reception rooms, the front of which has a lovely bay windows flooding the room with natural light. The kitchen/entertaining space features a kitchen island and bifold doors opening out to the well-maintained south-west facing garden.

The lower ground floor provides a flexible space currently used as a family room but could also double up a guest bedroom with en suite. A handy utility room completes this level.

Upstairs on the first floor, three bedrooms are serviced by a family bathroom with a separate bathtub and walk in shower. The second floor comprises two further bedrooms, a study and a shower room, as well as a large storage area and access to the loft.







THE LOCAL AREA

Woodwarde Road is arguably one of the finest and most desirable streets in Dulwich; a short distance from Dulwich Village, the idyllic Dulwich Park and the vibrancy of Lordship Lane.

Ideally situated for local transport links, there are excellent connections to the City, Canary Wharf, the West End and central London. North Dulwich, East Dulwich, Denmark Hill, Herne Hill, Peckham Rye and Forest Hill stations are all within reach as are numerous bus routes.

A wealth of excellent state primary and secondary schools as well as private schools are nearby, including The Charter School North Dulwich, Dulwich Village Infants' School, Dulwich Hamlet School, James Allen's Girls' School, Alleyn's School, Dulwich Prep and Senior and Dulwich College





Woodwarde Road, SE22

Approximate Gross Internal Area - 275.36 SQ.M / 2964 SQ.FT

(EXCLUDING LOFT)

LOFT 23.47 SQ.M / 253 SQ.FT

INCLUSIVE TOTAL AREA 298.83 SQ.M / 3217 SQ.FT

KEY: CH = Ceiling Height

Restricted Head Height



Illustration for identification purposes only. measurements are approximate.
Not to scale. Floor Plan Drawn According To RICS Guidelines.

Approximate Gross Internal Area = 275.36 sq m / 2,964 sq ft (Excluding Loft)
Loft = 23.47 sq m / 253 sq ft
Inclusive Total Area = 298.83 sq m / 3,217 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)

Catherine Stage

020 3815 9410

catherine.stage@knightfrank.com

Knight Frank Dulwich

IC Calton Avenue

London, SE21 7DE

knightfrank.co.uk

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