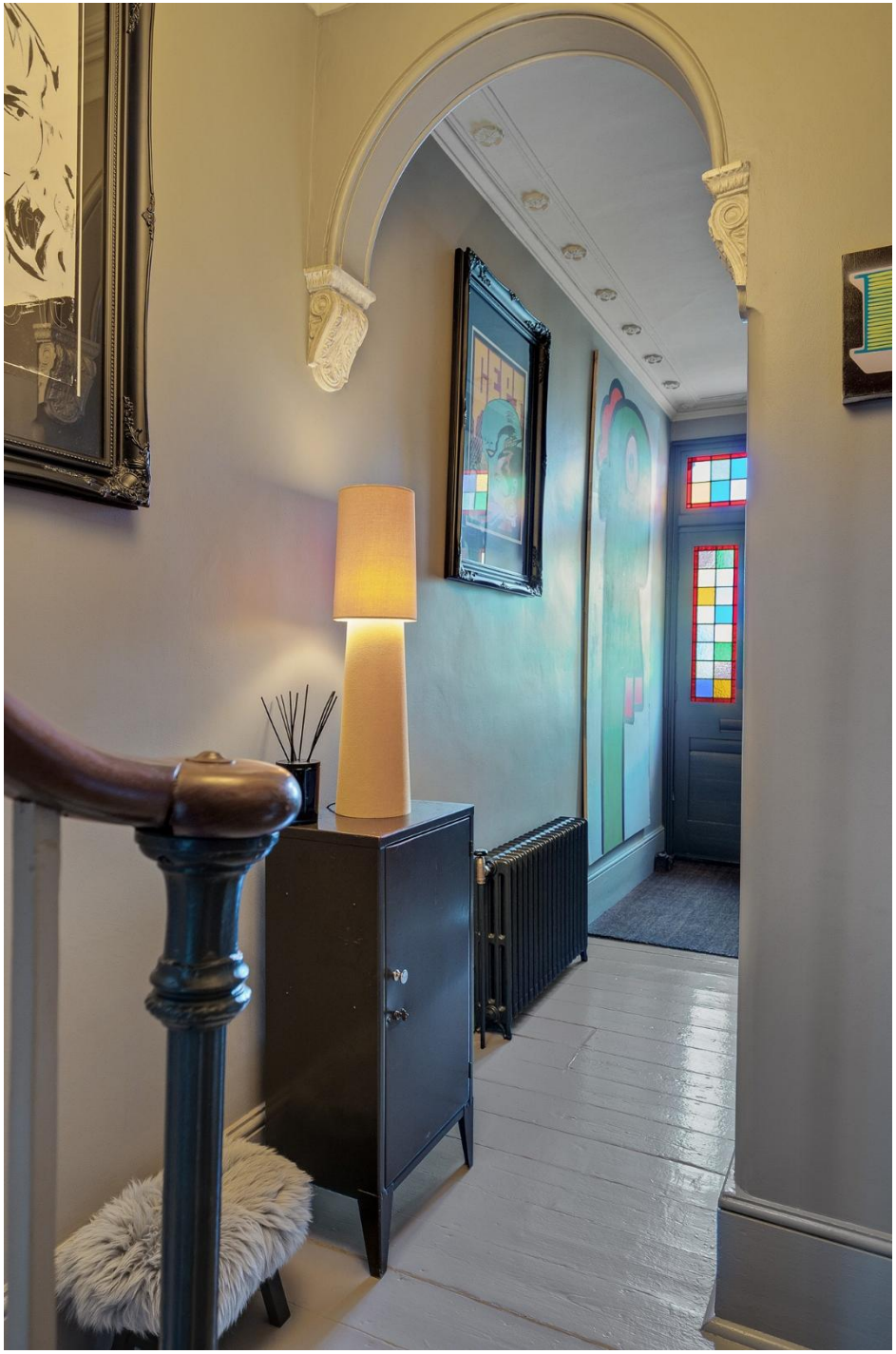
HARVEY & WHEELER
ESTABLISHED 1855

22 BIRKBECK HILL
WEST DULWICH SE21 8JS



A distinguished Victorian home showcasing an impressive collection of original period features including ornate ceiling roses, cast-iron fireplaces, high ceilings, elegant stained-glass detailing and hardwood flooring throughout.

The property extends to approximately 1,112 sq ft (103.30 sq m) of well-proportioned accommodation, increasing to 1,504 sq ft (139.72 sq m) when including the loft space, which may offer potential for conversion, subject to the necessary consents.

The ground floor is centred around a dual-aspect double reception room, offering generous proportions for both formal entertaining and every day family living. To the rear, the kitchen opens seamlessly onto a side patio, leading to a south facing gravelled terrace, perfectly designed for al fresco dining, before extending to a raised decked area, ideal for summer barbecues and relaxed outdoor entertaining. A stylishly appointed family bathroom, with a freestanding bath and a separate walk-in shower, completes the accommodation on this level.

The first floor comprises three generous double bedrooms, each featuring high ceilings.

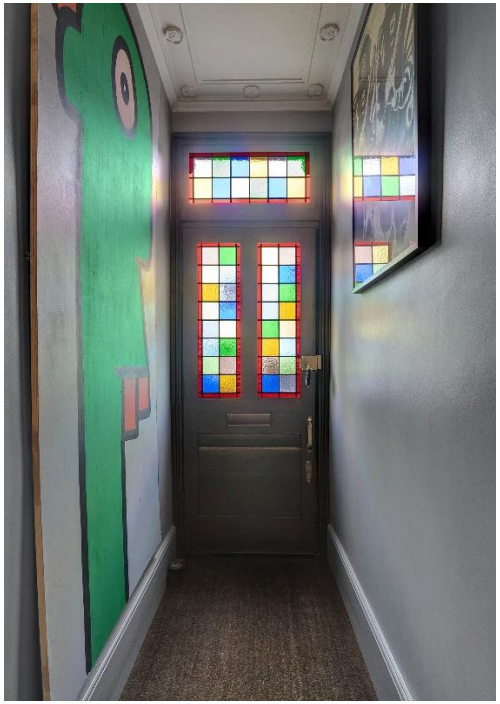
Perfectly positioned on Birkbeck Hill, the property is within a mile of the renowned Dulwich College and Dulwich Prep & Senior, making it an exceptional choice for families. Excellent transport connections are available from nearby West Dulwich station, with direct services to London Victoria and Blackfriars, and Tulse Hill station, providing convenient links to London Bridge and the Thameslink network.

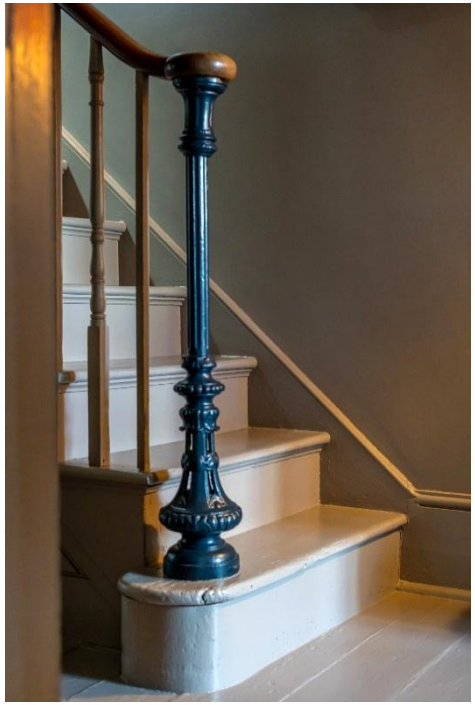
Freehold. EPC Rating E. Tax Band D.

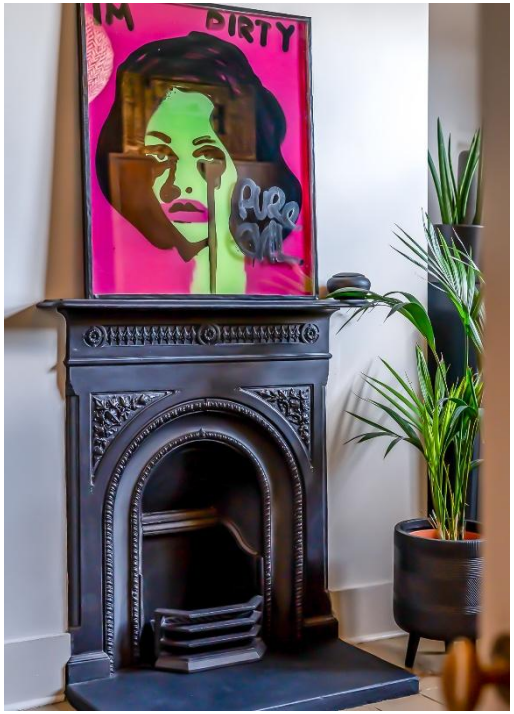
ACCOMMODATION

End of terrace Victorian house	3 Double bedrooms
Dual aspect double reception room	Family bathroom
Period features	Loft space
Kitchen	South east facing rear garden

£1,100,000






IM DIRTY

IM DIRTY

GUERREROS
WARPULT

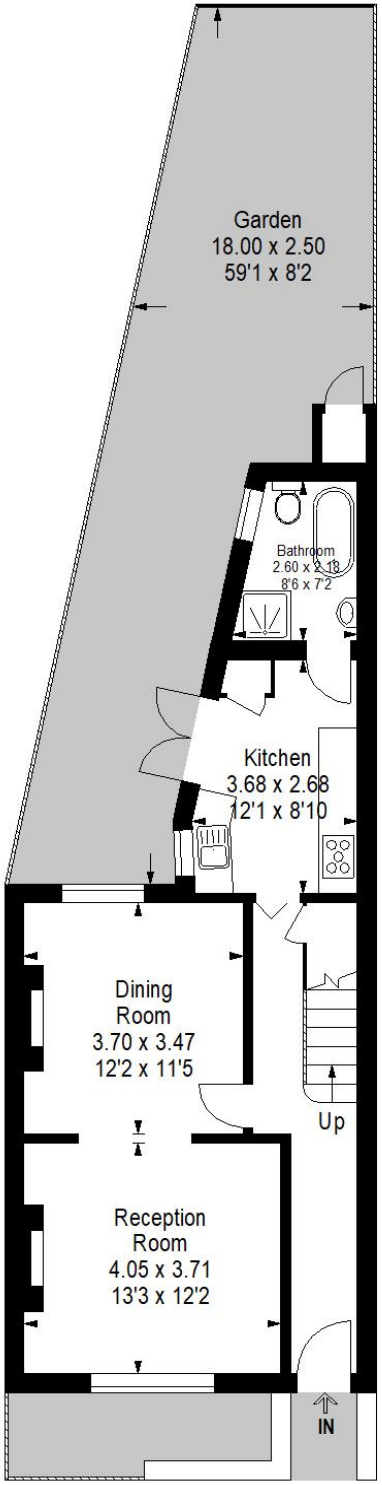
Birkbeck Hill, SE21

Approximate Gross Internal Area = 103.30 Sq m / 1112 Sq ft
Additional Storage/ Loft Space = 36.42 Sq m / 392 Sq ft
Total Area = 139.72 Sq m / 1504 Sq ft

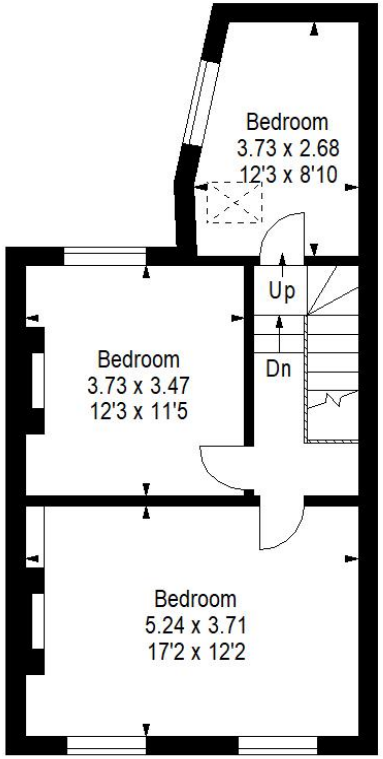
= Reduced headroom below 1.5m / 5'0

= Sky Light

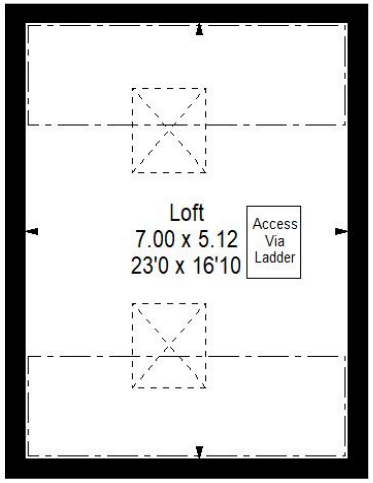
N



Ground Floor



First Floor



Loft

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.

HARVEY & WHEELER
ESTABLISHED 1805

Viewing is recommended, but strictly by appointment with Sole Agents

harveywheeler.com

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.

HARVEY & WHEELER
ESTABLISHED 1855

33 Dulwich Village
London, SE21 7BN

104 Lordship Lane
London, SE22 8HF

020 8693 4321
mail@harveywheeler.com