



Tylney Avenue, SE19 | £850,000

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# In General

- Spacious mid-century townhouse
- Prestigious Dulwich Estate location
- Three / four bedrooms
- Off street parking
- 1644 sq ft / 152.7 sq m
- Generous corner plot
- Quiet cul de sac
- Guest suite with shower room

# In Detail

A three/four-bedroom mid-century end-of-terrace townhouse, forming part of the prestigious Dulwich Estate and perfectly positioned on the borders of Crystal Palace and Dulwich.

Exceptionally light and beautifully arranged, the property offers flexible multi-level living—ideal for a young or growing family. Thoughtfully reconfigured beyond the original 1960s layout, the ground floor now provides a superb self-contained guest suite with a 23ft bedroom/living space, utility room, shower room and fitted storage. With direct access to the garden, it's a perfect zone for long-term guests, older children, or multigenerational living.

The first floor hosts a generous reception room with floor-to-ceiling windows and a sunny westerly aspect, together with a spacious kitchen/diner offering excellent worktop and unit space for keen cooks. Above, the second floor features two double bedrooms (both with fitted storage), a family bathroom, and a dedicated study/home-working area. The top floor provides a versatile bonus loft room with skylights and ample eaves storage—ideal as a playroom, studio or occasional bedroom.

Outside, the property enjoys one of the largest gardens on the cul-de-sac, including a substantial side plot that offers rare extension potential (STP) on the Dulwich Estate. Off-street parking is available to the front.

Tylney Avenue is a small, peaceful and community-minded street, home to a mix of families and professionals. It's well placed for transport links at Gipsy Hill and Sydenham Hill, popular local parks, key bus routes, the Crystal Palace Triangle, and the amenities of West Dulwich and Gipsy Parade.

Offered with no onward chain.

EPC: C | Council Tax Band: E

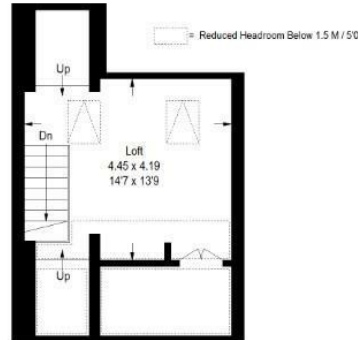
N.B. Some images are for visual representation



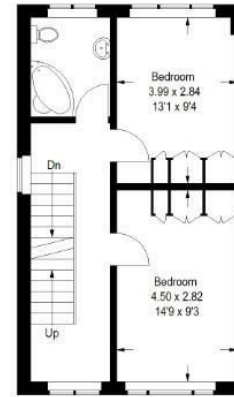
# Floorplan

Tylney Avenue, SE19

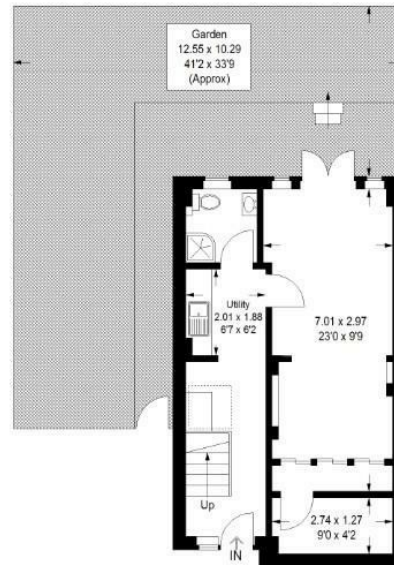
Approximate Gross Internal Area  
152.7 sq m / 1644 sq ft



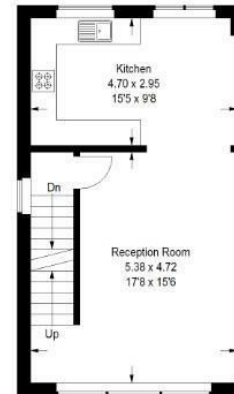
Third Floor



Second Floor



Ground Floor



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.  
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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