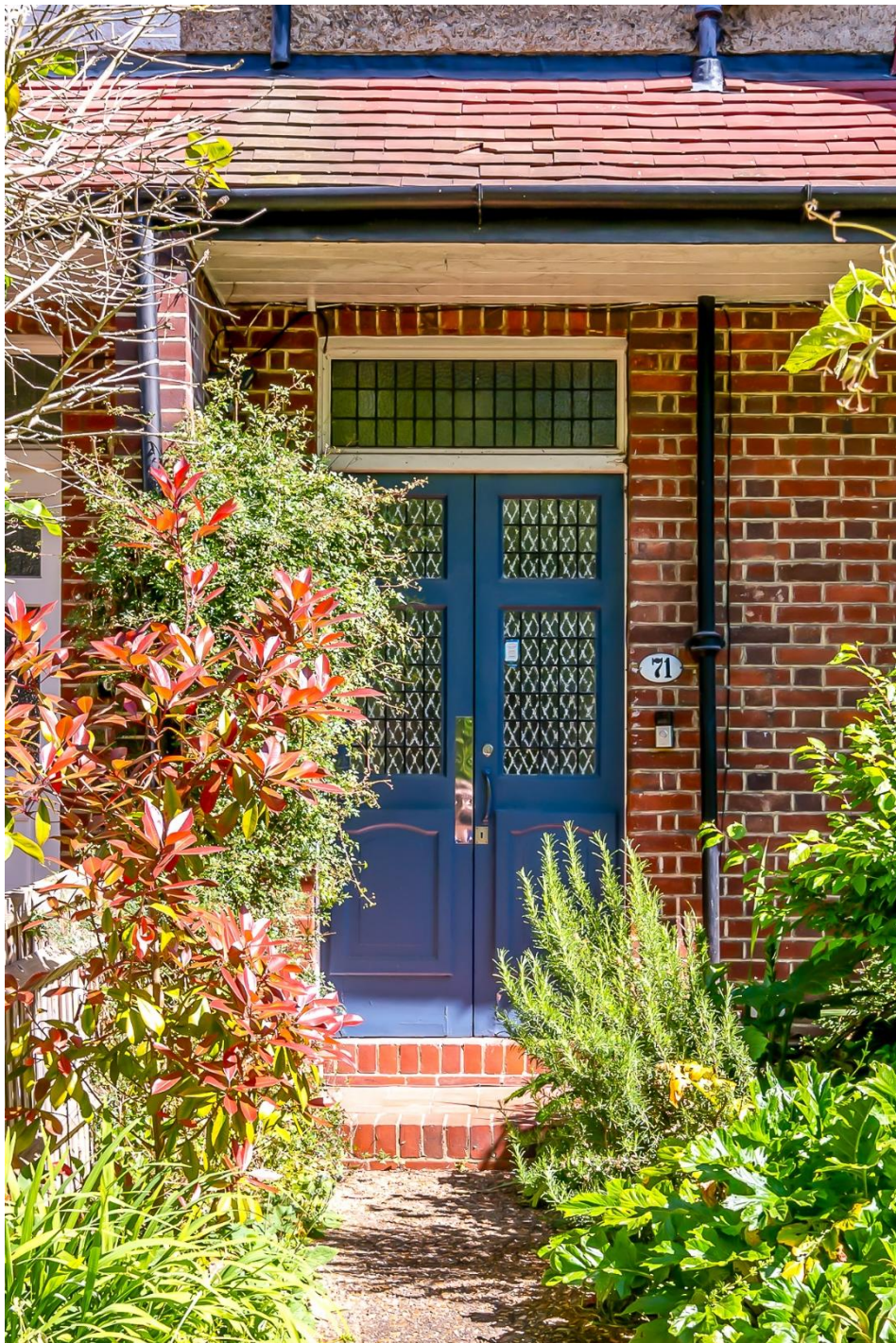


HARVEY &  
WHEELER  
ESTABLISHED 1855

71 COURT LANE  
DULWICH SE21 7EF

100  
2



A spacious semi-detached family house occupying a desirable location with off-street parking, directly overlooking Court Lane Gardens. The house was rebuilt in the 1950s to the specifications of the original Edwardian house on the site which was bomb damaged in World War Two. It benefits from high ceilings and well-proportioned rooms throughout. It has been owned by the same family since 1914.

The property provides approximately 2,041 sq ft (190 sq m) of internal accommodation, with scope to extend into the loft and to the side by converting the outbuilding for storage, subject to the necessary planning permissions.

The ground floor features a spacious front reception room with a wide bay window, a kitchen/ breakfast room with adjoining walk-in larder, and a bright drawing room with sliding doors leading to the substantial, mature rear garden measuring approximately 83'8" x 24'11" (25.5m x 7.6m). Additionally, there is a cloakroom and WC.

Upstairs, the first floor comprises four bedrooms, a family bathroom, and separate WC. The second floor provides a fifth bedroom along with extensive loft space.

Externally, there is off-street parking to the front, side access, and a substantial rear garden measuring approximately 83'8" x 24'11" (25.5m x 7.6m).

Ideally located towards the Dulwich Village end of Court Lane, the property is well placed for the amenities of the village and Lordship Lane, including highly regarded state and private schools, and Dulwich Park. Excellent transport links are available from nearby North Dulwich (London Bridge and connections to the Windrush Line via Peckham Rye) and Herne Hill (Victoria, Blackfriars, and St Pancras).

Chain free. Freehold. EPC Rating D. Council Tax Band G.

#### ACCOMMODATION

|                           |                              |
|---------------------------|------------------------------|
| 5 Bedrooms                | 2 Reception rooms            |
| Bathroom with separate WC | Kitchen/breakfast room       |
| Ground floor WC           | Walk-in larder               |
| Ample storage cupboards   | Loft space                   |
| Off street parking        | Large and mature rear garden |

£1,795,000









# Court Lane, SE21

Approximate Gross Internal Area = 186.45 Sq m / 2007 Sq ft

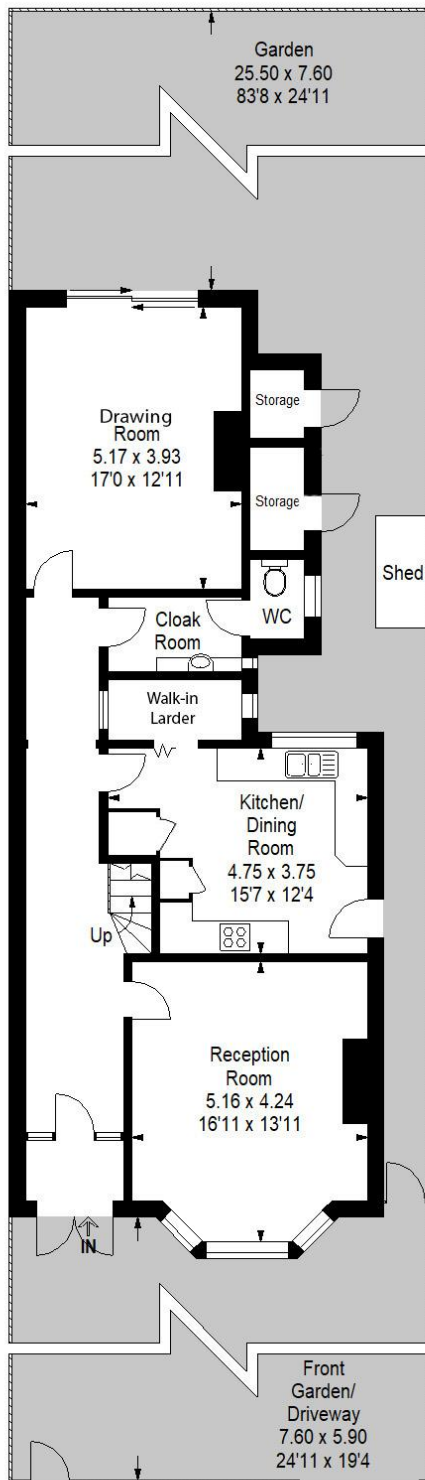
External Storage = 3.16 Sq m / 34 Sq ft

Total Area = 189.61 Sq m / 2041 Sq ft

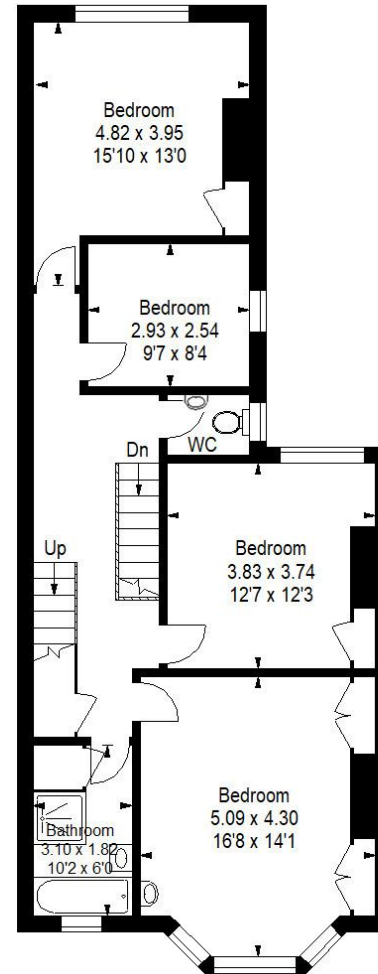
Additional Loft Space = 36.97 Sq m / 398 Sq ft



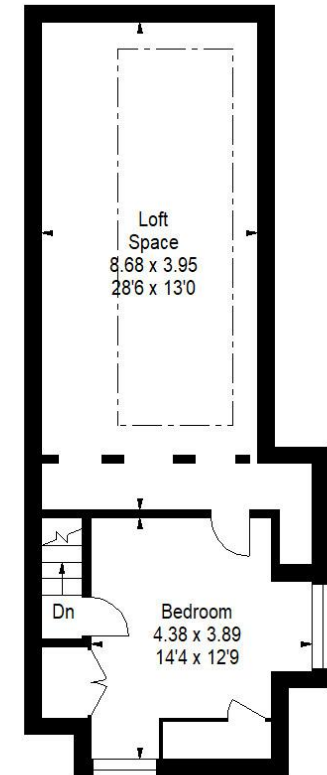
= Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**



**Second Floor**

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.

## Viewing is recommended, but strictly by appointment with Sole Agents

[harveywheeler.com](http://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.

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