



14 Alleyn Park
London | London | SE21 8SB

 FINE & COUNTRY

STEP INSIDE

A detached family home occupying a prominent corner plot on one of West Dulwich's most desirable roads, with planning permission already granted to extend and remodel the property to approximately 3,800 sq ft.

The existing accommodation extends to approximately 2,308 sq ft and is arranged over two floors. The ground floor comprises an entrance hall, two reception rooms, a kitchen/dining room, utility room and guest cloakroom, together with a fourth bedroom and bathroom providing flexible accommodation for an au pair, guests or multigenerational living. Upstairs there are three further bedrooms and two bathrooms, including a generous principal bedroom suite.

The property occupies a generous plot with a mature south-facing rear garden and offers well-proportioned accommodation throughout. The house is presented in good order and provides comfortable family living in its current form, whilst offering the rare opportunity to significantly enlarge and enhance the property through the approved planning consent.

Potential to Extend

Planning permission already granted to create an exceptional detached family residence extending to approximately 3,800 sq ft.

The approved scheme has been thoughtfully designed to transform the house into a superb modern home, centred around a large open-plan kitchen, dining and family room forming the heart of the property. The plans also include a separate home office, providing valuable workspace for modern family living.

At first-floor level, the approved layout creates an impressive principal suite comprising a spacious bedroom, en suite bathroom and adjoining private study. The proposed extensions significantly increase the scale and functionality of the accommodation, creating a home ideally suited to contemporary family requirements and one of the most impressive family houses on this desirable road.

Location

Alleyn Park is widely regarded as one of West Dulwich's premier residential addresses, renowned for its detached and semi-detached family homes, tree-lined surroundings and exceptional proximity to some of South London's most highly regarded schools.

The property is particularly well positioned for Dulwich College, Alleyn's School, James Allen's Girls' School (JAGS) and Dulwich Prep & Senior, making the area consistently popular with families. Residents also enjoy easy access to Dulwich Park, Belair Park and Brockwell Park, together with the independent shops, cafés and restaurants found in nearby Dulwich Village, West Dulwich and Herne Hill.

Transport links are excellent, with West Dulwich, Sydenham Hill and Gipsy Hill stations all within easy reach, providing convenient services into Victoria, Blackfriars, London Bridge and the City. The combination of outstanding schools, green open spaces and excellent connectivity makes this prime West Dulwich location one of South London's most sought-after settings for family living.



This image has been computer generated for purposes of illustration only





This image has been computer generated for purposes of illustration only



This image has been computer generated for purposes of illustration only



This image has been computer generated for purposes of illustration only



This image has been computer generated for purposes of illustration only





ARCHITECTURAL ELEVATION (MATERIAL PLAN)

- MATERIAL REFERENCES**
1. CLAY ROOF TILES
 2. VERTICAL CLAY TILES
 3. SILICONE RENDER
 4. POWDER COATED ALUMINIUM FRAMES
 5. METAL CLADDING
 6. METAL COPING
 7. METAL DOWN PIPES
 8. PV PANELS
 9. REINFORCED TIMBER DOOR
 10. ACOUSTIC ENCLOSURE FOR AC
 11. ROLLER GARAGE DOOR



PHOTOREALISTIC VIEW



14 ALLEYN PARK, LONDON SE21 8SB



APPROXIMATE GROSS INTERNAL AREA: 2197 sq ft, 204m²
 SHED AREA: 193 sq ft, 18m²
 TOTAL AREA: 2390 sq ft, 222m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Fine & Country South East London
47b Great Guildford Street, London Bridge, London, SE1 0ES
020 7635 2063 | southeastlondon@fineandcountry.com

