



**HARVEY &
WHEELER**
ESTABLISHED 1855

36 DULWICH VILLAGE
DULWICH SE21 7AL



Offered chain-free, this four bedroom house is located right in the heart of Dulwich Village. The property has a front garden with off street parking, as well as a good size south-west facing rear garden, with a stunning outlook over the Griffin Playing Fields.

There is a spacious entrance hallway leading to a front-facing reception room on the ground floor. The hallway continues through to a bright open-plan kitchen/dining/family room, featuring sliding doors that open onto the patio and garden. The kitchen also provides access to a separate utility room, while a convenient downstairs WC completes the ground-floor accommodation.

On the first floor there are three bedrooms, two of which have large built in wardrobes. There is also a family bathroom. The second floor features a further double bedroom with built-in storage cupboards and attractive views over the fields. This floor also benefits from a separate shower room.

The house is ideally located for the shops, cafes and amenities of Dulwich Village. There are two outstanding primary schools within a few moments walk of the front door and the Charter School is a mere five minutes walk away. North Dulwich station is nearby with regular trains to London Bridge and access to the London Overground via Peckham Rye. Herne Hill station has direct trains to Victoria, Blackfriars, Farringdon and St Pancras. A 15 minute bus journey takes you to Brixton for the Victoria Line.

The photos were taken in 2023 prior to a letting of the property.

Freehold. EPC Rating C. Tax Band F.

ACCOMMODATION

4 Bedrooms

Utility room

Reception room

Ground floor WC

Family bathroom

South-west facing garden

Open plan kitchen/dining/family room

Off street Parking

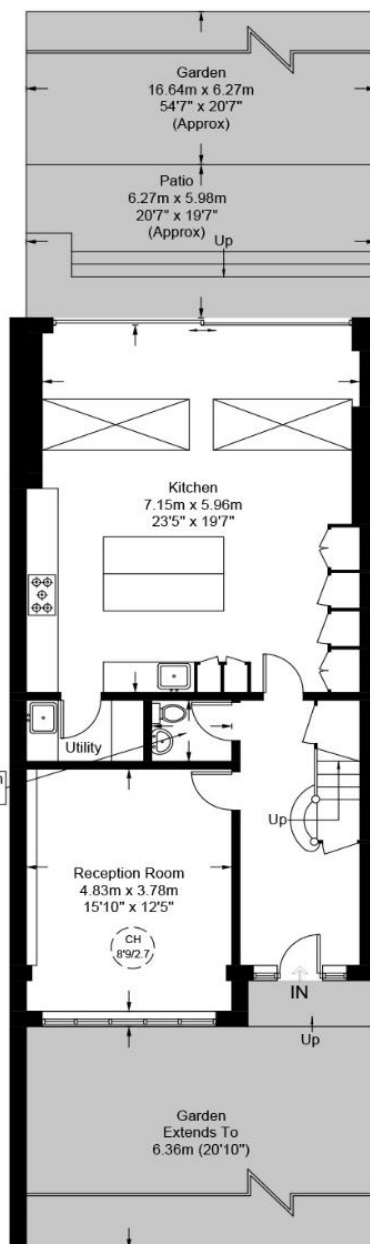
Shower room

Superbly located for Dulwich schools

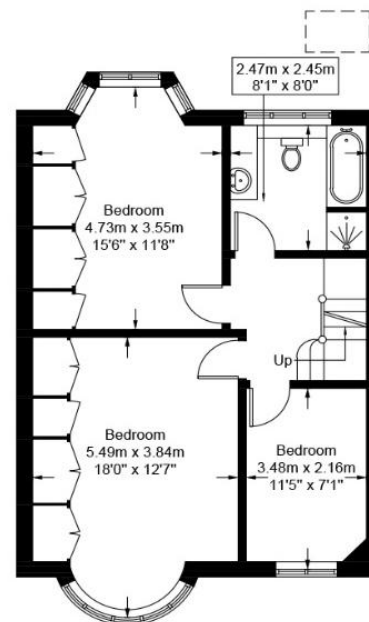
£1,950,000



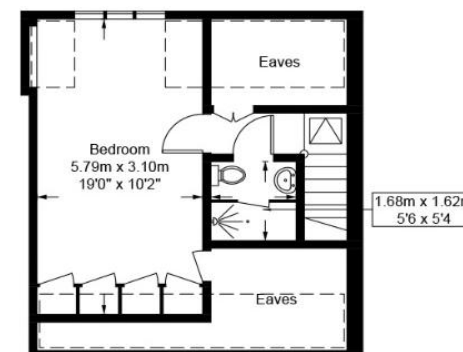




Ground Floor



First Floor



Second Floor

Dulwich Village, SE21

Approximate Gross Internal Area = 1878 sq ft / 174.5 sq m (Including Restricted Height)

Restricted Height = 130 sq ft / 12.1 sq m

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified
Property
Measurer**

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.

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