



GILKES PLACE

Dulwich Village SE21



GILKES PLACE SE21

Immaculately presented one-bedroom ground floor maisonette within a modern Dulwich Village development, offering 553 sq ft of stylish accommodation, a private patio garden and private entrance.



Local Authority: London Borough of Southwark

Council Tax band: D

Tenure: Share of Freehold

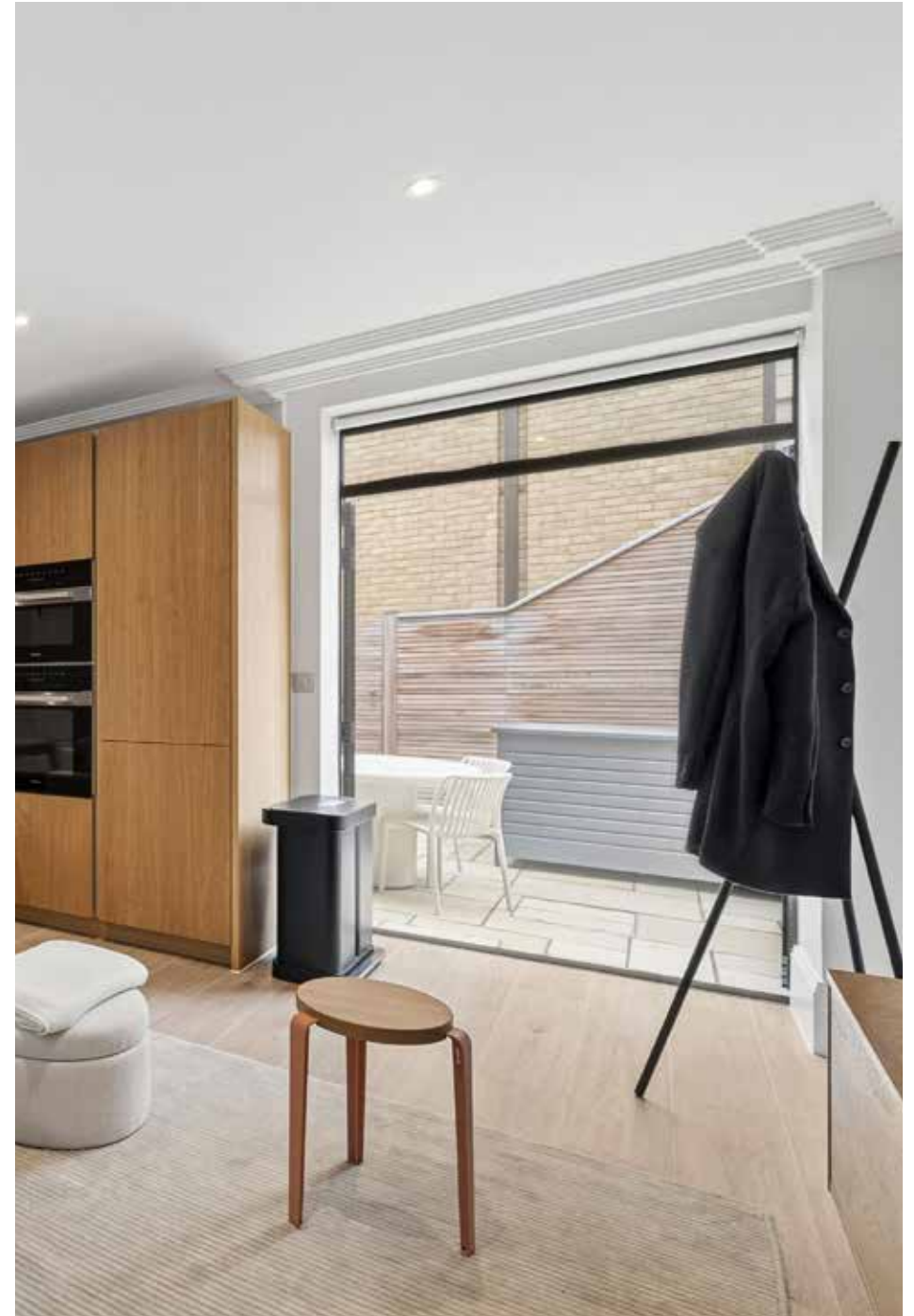
Service charge: £698.35 per annum, reviewed every 1 year, next review due 2027

Guide Price: £700,000



GILKES PLACE

Finished to an excellent standard throughout, the interior designed property is centred around a generous open-plan reception room and kitchen extending to over 24 ft in length, providing a superb space for both everyday living and entertaining. The contemporary kitchen is thoughtfully arranged with Miele integrated appliances and ample storage, while the reception area enjoys direct access to the private patio garden through glazed doors, seamlessly connecting the indoor and outdoor spaces. The space also features a bespoke, standalone TV stand and shelves. The apartment further benefits from underfloor heating throughout, enhancing both comfort and energy efficiency.







STYLISH GARDEN APARTMENT WITH PARKING & EV CHARGING

The principal bedroom is a well-proportioned double room featuring a bespoke fitted bed and chest of drawers, creating a calm, neutral interior. A beautifully appointed bathroom serves the apartment, finished with elegant stone-effect tiling and contemporary fixtures and fittings. Externally, the private patio garden offers an attractive and low-maintenance retreat, complete with a pergola, seating and dining area, creating an excellent setting for al fresco entertaining.

Further enhancing the appeal of the property, the development benefits from solar panel technology and the remainder of an NHBC warranty, providing both environmental credentials and peace of mind for an incoming purchaser. The apartment also enjoys the rare advantage of a secure underground parking space equipped with an EV charging point.

This exceptional apartment presents an ideal opportunity for first-time buyers, downsizers or investors seeking a turnkey home in one of South East London's most sought-after neighbourhoods.



THE LOCAL AREA

Gilkes Place is ideally situated for the excellent amenities of Dulwich Village, West Dulwich and Herne Hill, with a wide selection of independent cafés, restaurants and shops nearby. The area is renowned for its green open spaces, including Dulwich Park and Brockwell Park, while excellent transport connections provide convenient access into Central London.







Gilkes Place, London, SE21

Approximate Gross Internal Area = 553 sq ft / 51.4 sq m

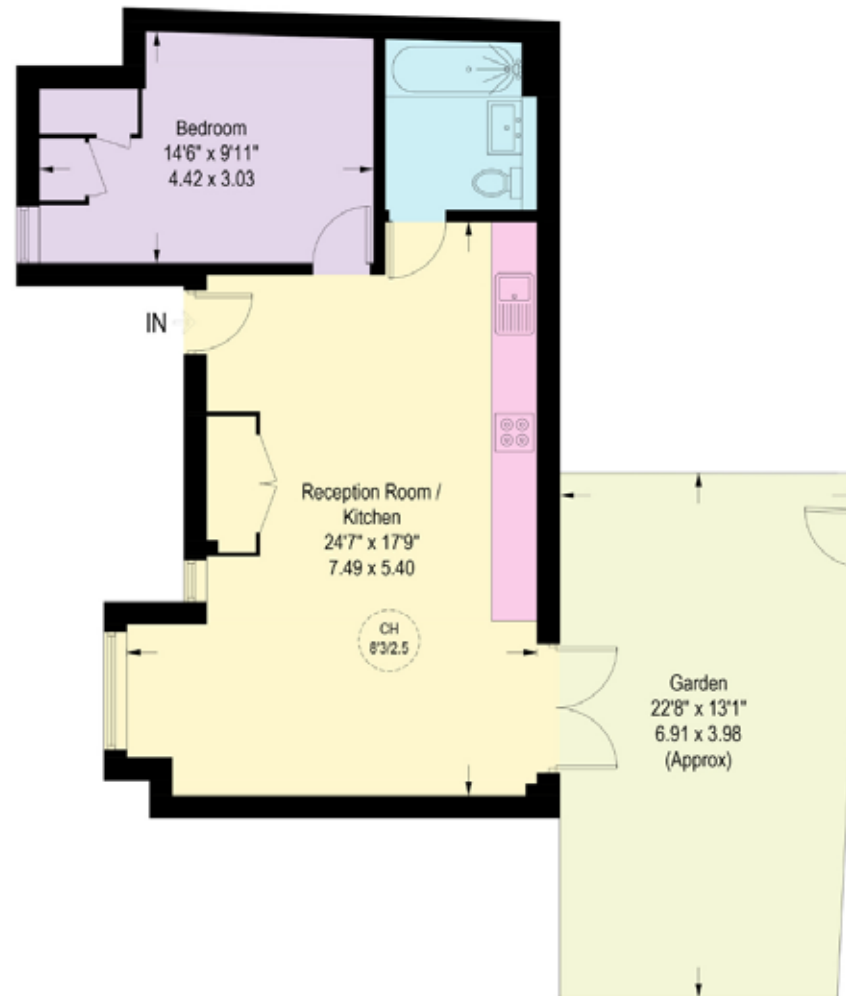


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1335611)

Approximate Gross Internal Area = 51.4 sq m / 553 sq ft

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. (ID767266)

We would be delighted
to tell you more.

Nicky Upton
020 3815 9410
nicky.upton@knightfrank.com

Knight Frank Dulwich
1C Calton Avenue
London, SE21 7DE

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2026. Photographs and videos dated September 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.