Knight Frank



PYMERS MEAD

Dulwich Village SE21



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SE21

A spacious and versatile end-of-terrace townhouse, offering outstanding entertaining space, ideally positioned in the heart of sought-after Dulwich Village.



Local Authority: London Borough of Lambeth

Council Tax band: E

Tenure: Freehold

Guide Price: £1,000,000



LIGHT-FILLED LIVING ACROSS THREE FLOORS

A beautifully presented town house extending to approximately 1,387 sq ft, offering bright and versatile accommodation, a private garden and off-street parking, enviably positioned within this peaceful residential setting in Dulwich.

Arranged over three levels, the property has been thoughtfully configured to provide exceptional flexibility for modern living. The heart of the home is the impressive first-floor open-plan kitchen, reception and dining room, extending to over 27 ft and enjoying an abundance of natural light through expansive windows with attractive green outlooks. The contemporary kitchen is fitted with a comprehensive range of cabinetry and generous work surfaces, creating an ideal space for both everyday living and entertaining.








1970
DEAD LIONS
REAL TIGERS

VERSATILE LIVING & ANCILLARY SPACE

The ground floor offers excellent ancillary accommodation, greatly enhancing the home's versatility. A substantial bedroom, currently arranged as a home office, provides an ideal work-from-home environment while retaining the flexibility to serve as additional sleeping accommodation if required. An additional gym/family room offers further versatility for a variety of uses, including a studio, hobby room or secondary reception space. A separate utility room and shower room add considerable practicality.

To the rear, the private walled garden provides a secluded setting for outdoor dining and entertaining, surrounded by mature planting that creates a sense of privacy and tranquility. The property further benefits from valuable off-street parking and useful storage.







STYLISH LIVING WITH SOUTH EAST LONDON APPEAL

The second floor comprises two well-proportioned double bedrooms and a stylish family shower room. The principal bedroom is particularly generous, featuring fitted storage, plantation shutters and a bright, airy atmosphere, and benefits from air conditioning. The second bedroom also includes fitted wardrobes, providing excellent storage solutions. Air conditioning extends throughout the second floor, enhancing comfort year-round.

Combining generous living space, flexible accommodation and excellent outdoor space, this is a rare opportunity to acquire a distinctive and highly adaptable home in a sought-after South East London location.





THE LOCAL AREA

Pymers Mead is perfectly positioned to take advantage of local amenities in Herne Hill, as well as the shops and boutiques of Dulwich Village and West Dulwich. Transport links are excellent: West Dulwich station (0.3 miles) provides services to London Victoria; Herne Hill station (0.8 miles) also offers Thameslink services to both London Victoria and London Blackfriars and Tulse Hill station (0.9 miles) offers services to London Bridge and London Blackfriars also.

Outstanding independent schools are close by, such as Dulwich College, Dulwich Prep & Senior, Oakfield Prep School, Rosemead Prep School, James Allen's Girls School and Alleyn's School. Highly regarded State schools such as Rosendale Primary School and Kingsdale Foundation School are also within close proximity.

*All distances are approximate.









Approximate Gross Internal Area = 1387 sq ft / 128.9 sq m (Including Storage)
Bin Store = 5 sq ft / 0.5 sq m
Inclusive Total Area= 1392 sq ft / 129.4 sq m

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.

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