



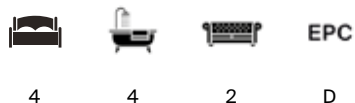
# BURBAGE ROAD

Dulwich Village, SE21



# EXCEPTIONAL DULWICH HOME

A rarely-available detached house on a superb plot in the heart of  
Dulwich Village.



Local Authority: London Borough of Southwark & The Dulwich Estate Scheme of Management

Council Tax band: F

Tenure: Freehold

Guide Price: £4,000,000



## BURBAGE ROAD

This striking detached home - unique along the road - offers exceptional kerb appeal and architect-designed living, set on an enviable south-facing plot.

Upon entering, you are greeted by a generous central hallway that immediately sets the tone for the space within. To one side, a sleek contemporary kitchen, complete with a substantial island, is bathed in natural light. To the other, a well-proportioned study offers a quiet retreat from the heart of family life. Both rooms lead through to the true centrepiece of the home: a magnificent full-width reception room with a feature fireplace, stylish cabinetry and floor-to-ceiling sliding glass doors that open seamlessly onto the garden. Underfloor heating provides warming comfort in winter, whilst air-conditioning adds freshness during the summer months.









## THE GROUND FLOOR

This outstanding space must be experienced to be fully appreciated. It provides an exceptional environment for entertaining, transitioning effortlessly onto a large terrace and level lawn bordered by mature planting. A stylish garden studio and discreet rear gate offering direct access to the playing fields beyond further enhance the appeal.

The ground floor layout has been thoughtfully designed with flexibility in mind. The study can be easily partitioned to create a further bedroom if required, with the guest cloakroom already incorporating a shower - ideal for multi-generational living or visiting guests.







## THE FIRST FLOOR

Upstairs, the principal suite spans the full width of the rear of the house, enjoying far-reaching views across the green space beyond. A dedicated dressing room and a luxurious en-suite - featuring both a bath and separate shower - create a hotel-style sanctuary, all cooled by integrated air conditioning.

Two additional double bedrooms, each with its own en-suite and built-in storage, complete this level.

On the top floor, a substantial loft-style room offers remarkable versatility. It can remain as one expansive space or be easily configured to form two generous bedrooms. A family bathroom and a conveniently located laundry room serve this floor, while extensive eaves storage provides excellent concealed capacity.





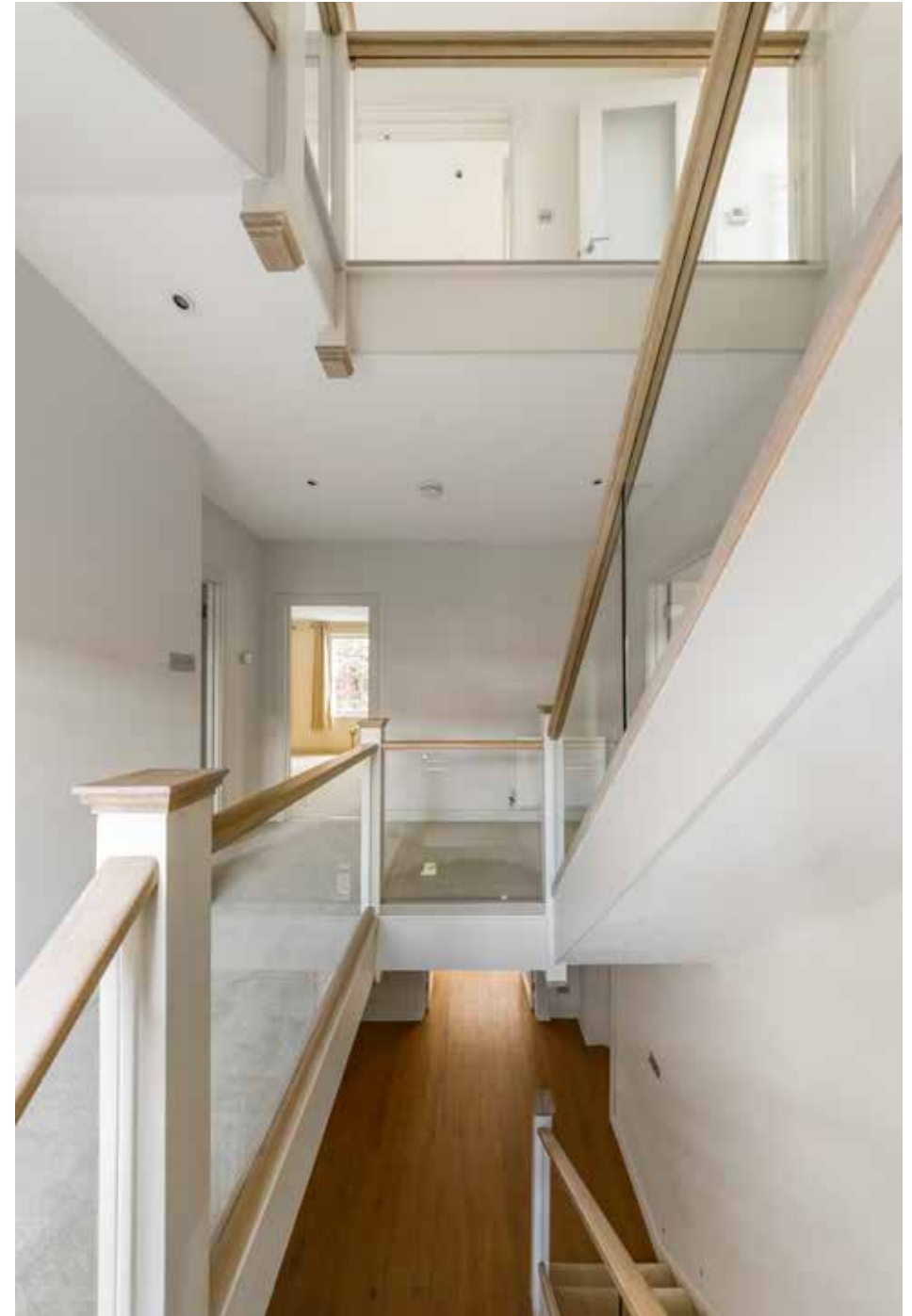


## THE LOCAL AREA

Burbage Road is arguably one of the most prestigious addresses in Dulwich. This house is ideally situated for both the shops and amenities of the Village as well as amenities in Herne Hill.

The lovely green spaces of Brockwell Park, Dulwich Park and Belair Park are nearby and sought-after state schools are on the doorstep, as are world-renowned independent options such as James Allen Girls' School, Alleyn's School and Dulwich College.

Herne Hill Station is nearby (0.8 miles) with direct services to London Victoria and London Blackfriars and North Dulwich Station (0.6 miles) provides direct access to London Bridge.







Approximate Gross Internal Area = 277 sq m / 2,987 sq ft (Excluding Outbuilding)  
 Outbuilding = 19 sq m / 200 sq ft  
 Total Inclusive Area = 296 sq m / 3,187 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)



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