



Pickwick Road, SE21 | Guide Price £1,700,000

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# In General

- An attractive Edwardian family house for sale
- Prime location in the centre of Dulwich Village
- Master bedroom with en-suite shower room
- Two further double bedrooms
- Two reception rooms
- Downstairs cloakroom, cellar
- Large loft offering potential for further extension (SPC)
- Attractive southerly aspect rear garden
- Highly sought after location close to schools and transport links
- Offered with no onward chain

# In Detail

An attractive Edwardian family house for sale well located on this much sought after residential road in the very heart of Dulwich Village.

The property has accommodation arranged over two floors comprising of a master bedroom with en-suite shower room, two further good size double bedrooms, large family bathroom, two reception rooms, modern integrated kitchen, utility room, downstairs cloakroom and cellar. Externally to the rear there is a lovely southerly aspect garden measuring 31'. There is also a large loft space offering potential for further extension (subject to planning consents).

Pickwick Road is ideally located in the centre of Dulwich Village with its range of charming independent shops, cafes and restaurants, the popular Dulwich Park and The Picture Gallery. The property is also just a short walk for top rated state and independent schools, including Dulwich Hamlet, Junior School, Dulwich Village Infant School, Dulwich College, James Allen's Girls School and Alleyn's School. There are excellent connections to the City, Canary Wharf, West End and central London via London Bridge, Victoria, Blackfriars, City Thameslink, Kings Cross/St Pancras either from North Dulwich or Herne Hill both within walking distance. Lordship Lane is also close-by with numerous shops, cafes, bars and restaurants.

Internal viewing of this lovely family house is advised. Offered with no onward chain.

EPC: E | Council Tax Band: G



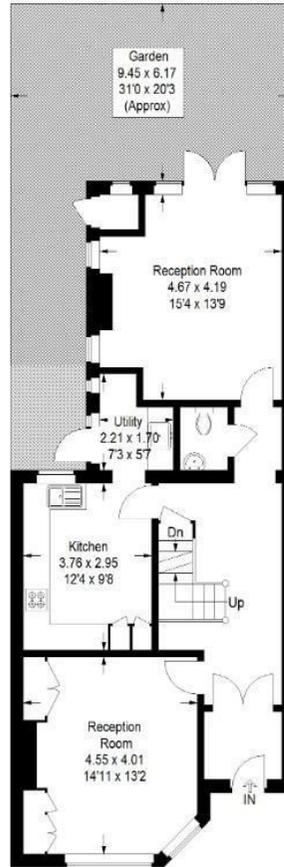
# Floorplan

Pickwick Road, SE21

Approximate Gross Internal Area  
155.0 sq m / 1668 sq ft



= Reduced headroom  
below 1.5 m / 5'0"

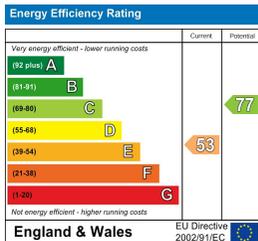


Ground Floor

First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.  
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,  
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