

**HARVEY &
WHEELER**
ESTABLISHED 1855

33 PARK HALL ROAD
DULWICH SE21 8EX



This exceptional Regency-style Victorian villa with private gated off-street parking and landscaped gardens, is set on a desirable residential road in the heart of West Dulwich.

The reception hall is laid with marble and features decorative ceiling detailing. Double doors open into a dual-aspect reception room, perfectly suited to both formal entertaining and relaxed family living. A second substantial reception room is distinguished by three large sash windows overlooking the rear garden. Completing this level is a double bedroom with an en-suite shower room.

The lower ground floor provides excellent additional entertaining and living space, centred around a striking open-plan kitchen and dining room, complemented by a dedicated cinema room. Both rooms open directly onto the split-level rear garden, measuring approximately 59'9 × 57'5 (18.20 × 17.50 m). This level also benefits from a well-appointed utility room, separate WC, boot room and a useful utility outbuilding for garden equipment and bicycles. Planning permission has also been granted for the construction of a garden studio.

On the first floor, the principal bedroom features built-in wardrobes and a luxurious en suite bathroom with freestanding bath and a walk-in shower. A third bedroom is also located on this floor. The second floor comprises the fourth and fifth bedrooms, along with an additional family bathroom featuring a jacuzzi bath.

Extending to approximately 3,256 sq ft (305 sq m), this home combines period elegance with modern comfort. High-quality finishes are throughout including oak flooring, underfloor heating across most of the ground and lower ground floors, as well as in bathrooms, and fibre internet connectivity.

The property is ideally located for all the local amenities and schools, including Rosemead, Oakfield, Dulwich Prep & Senior and Dulwich College. The nearest station is West Dulwich offering direct services to London Victoria and Blackfriars.

Chain free. Freehold. EPC Rating D. Tax Band G.

ACCOMMODATION

5 Bedrooms

3 Bathrooms

Built-in cupboards and wardrobes

Utility room, WC, utility outbuilding

3 Reception rooms

Open plan kitchen/dining room

Mature front and rear landscaped gardens

Gated private off-street parking

£2,800,000







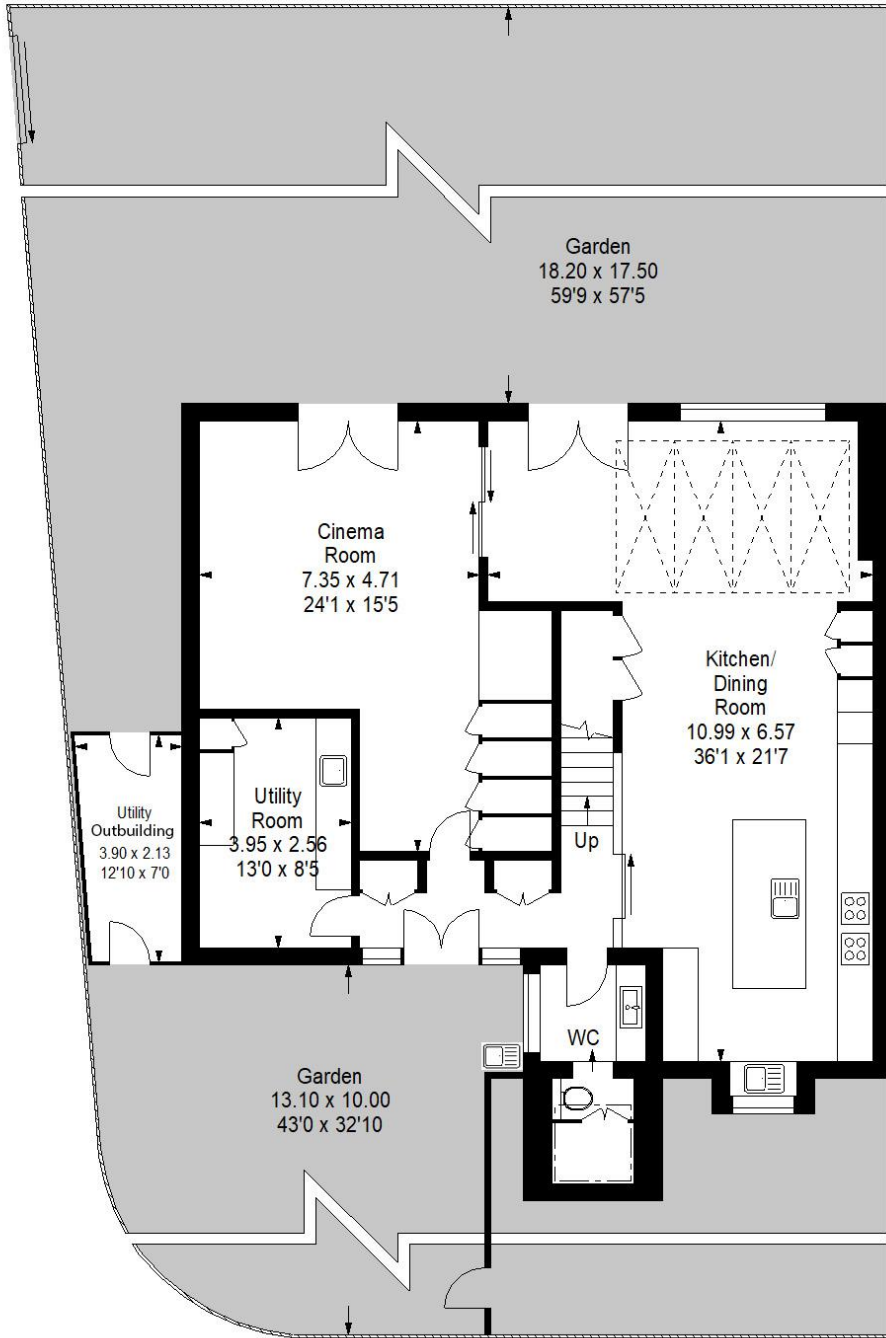


Park Hall Road, SE21

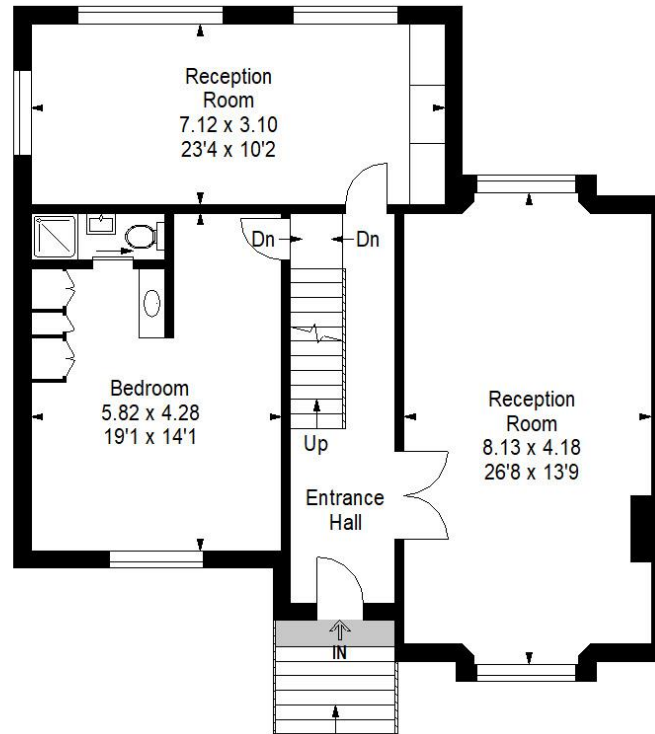
Approximate Gross Internal Area = 302.48 Sq m / 3256 Sq ft

Utility Outbuilding = 7.06 Sq m / 76 Sq ft

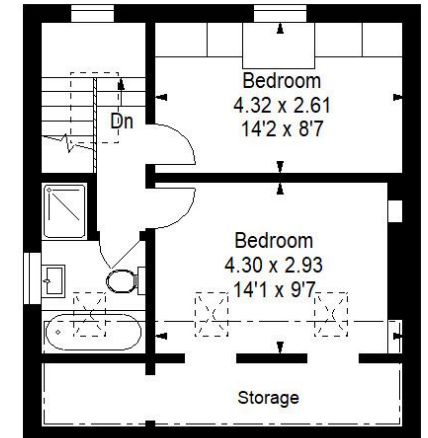
Total = 309.54 Sq m / 3332 Sq ft



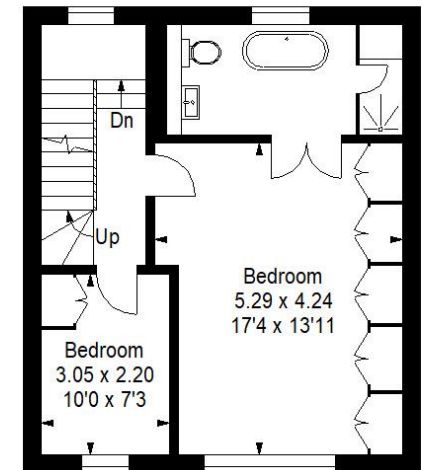
Lower Ground Floor



Ground Floor



Second Floor



First Floor

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.

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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