
HARVEY &
WHEELER
ESTABLISHED 1855
35 COURT LANE
DULWICH VILLAGE
SE21 7DH









Rich in Edwardian character and thoughtfully reimagined for contemporary living, this elegant semi-detached home occupies an unusually generous plot, a reflection of its origins as the original builder's own residence. The property is ideally located for a range of highly regarded state and independent schools, including Dulwich Village Infants' and Junior Schools, The Charter School North Dulwich, Alleyn's, JAGS and Dulwich College.

Extending to approximately 2,455 sq ft (228 sq m), excluding the eaves and garden studio, the house was stripped back to brick and comprehensively renovated in 2022 by respected Dulwich architects Ambrose McCallum Architects and Hi5 Builders. Works included complete rewiring and replumbing, a new roof, enhanced insulation, Rockwool soundproofing between floors, selected underfloor heating, and full double glazing with thermally efficient Accoya timber frames. A bespoke front door replicates the original design with improved thermal performance, while all-new bathrooms benefit from a pressurised water system.

The redesigned ground floor forms an elegant enfilade, running from the front reception room through the study to a generous kitchen/living space, with a utility room and separate WC conveniently placed off the central hallway.

At the rear, the impressive open-plan kitchen and dining room forms the heart of the home, enhanced by side and rear extensions incorporating a striking orangery with double French doors opening onto the garden. The bespoke kitchen is finished with quartz worktops, Devol hardware, a Bora hob, Miele appliances and a Quooker boiling-water tap. Bespoke carpentry and convenient side access further enhance the space's practicality and appeal.

The reconfigured first floor offers three double bedrooms, including a principal bedroom to the rear, and two bathrooms, positioned at the front and rear of the house. The loft extension offers a fourth double bedroom, extensive concealed storage and an additional discreetly panelled plant room, accessed from the third bathroom. A bespoke staircase replicating the original first floor design creates a sense of continuity throughout the house.

Outside, the landscaped rear garden features integrated irrigation, lighting, electricity and water taps. A separate garden studio provides versatile additional space for working from home or creative pursuits. Further features include app-controlled security cameras, a monitored alarm and wiring for an electric vehicle charging point.

Nearby North Dulwich offers direct trains to London Bridge and Windrush line connections, while Herne Hill provides services to Victoria, Blackfriars and St Pancras via Thameslink.

Freehold. EPC Rating TBC. Tax Band G.

ACCOMMODATION

4 Double bedrooms	Double reception room
3 Bathrooms	Open plan kitchen/dining room with orangery
Utility room & separate WC	Garden studio
Ground floor & bathroom underfloor heating	Landscaped garden with irrigation and lighting

£2,700,000



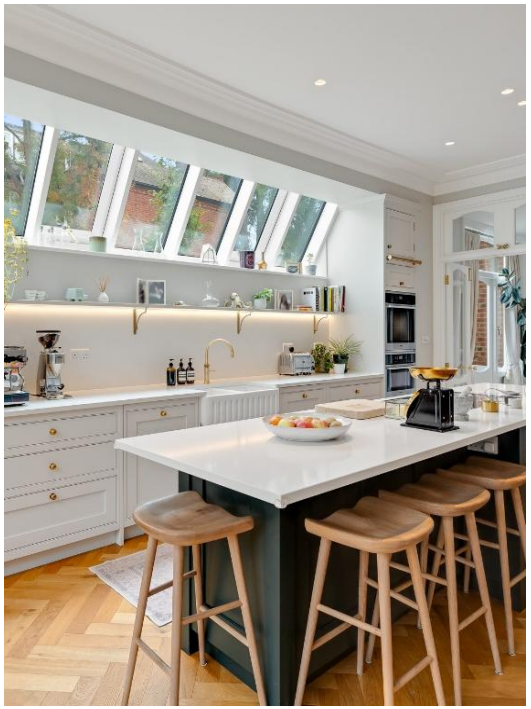




































Court Lane, SE21

Approximate Gross Internal Area = 228.07 Sq m / 2455 Sq ft
(Excluding Eaves/ Garden Studio)

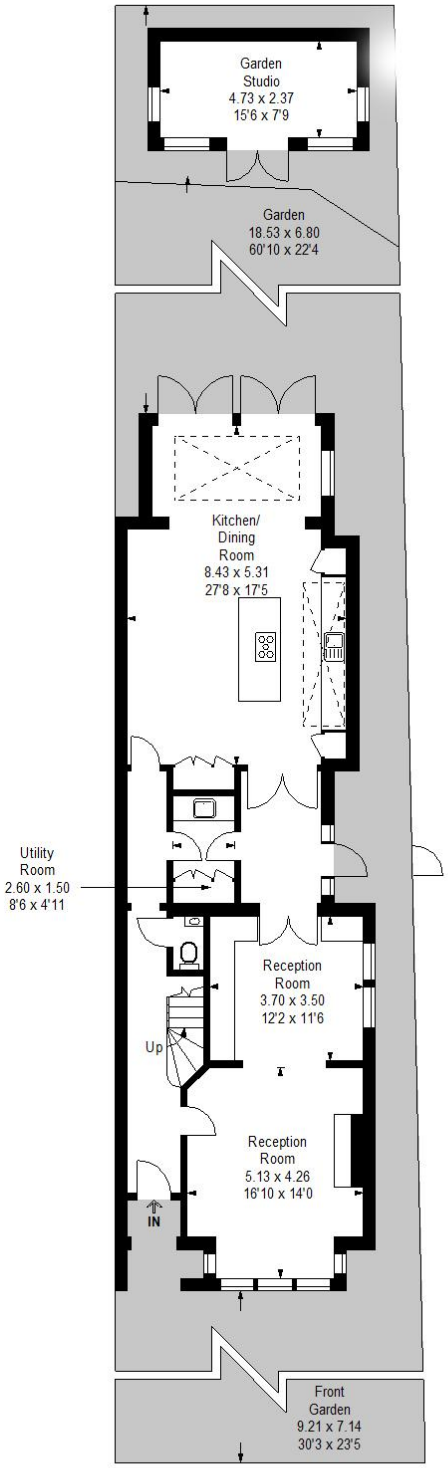
Eaves = 38.18 Sq m / 411 Sq ft

Garden Studio = 11.15 Sq m / 120 Sq ft

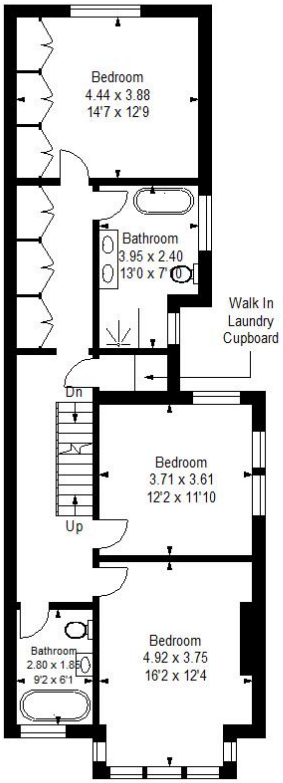
Total Area = 277.40 Sq m / 2986 Sq ft

= Reduced headroom below 1.5m / 5'0

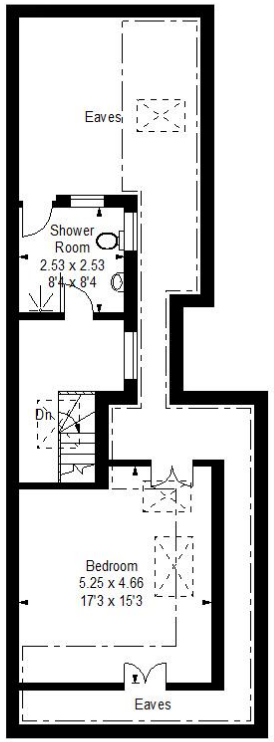
= Sky Light



Ground Floor



First Floor



Second 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.

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Viewing is recommended, but strictly by appointment with Sole Agents

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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.

HARVEY & WHEELER
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33 Dulwich Village
London, SE21 7BN

104 Lordship Lane
London, SE22 8HF

020 8693 4321
mail@harveywheeler.com