

158 BURBAGE ROAD
DULWICH VILLAGE, SE21 7AG









A substantial Edwardian, double-fronted semi-detached house, retained by the same family for over six decades. Rich in period character and offering scope for modernisation, the property presents a rare opportunity to create a distinguished family home.

Occupying an enviable position close to the sought-after amenities and highly regarded schools of Dulwich Village and Herne Hill, the property is approached via a mature front garden and private gravelled driveway, providing off-street parking for several vehicles. The house currently provides approximately 2,809 sq ft (261 sq m) of accommodation, extending to 3,297 sq ft (306.3 sq m) when including the eaves. There may be scope to enhance and extend the property subject to the necessary planning consents.

The double door porch lobby opens into a grand and welcoming entrance hall, from which three elegant, well-proportioned reception rooms lead off. The principal rear reception room is particularly impressive, opening onto a paved patio overlooking the mature, well-maintained garden, which is framed by established planting. The kitchen/breakfast room also enjoys direct access to the garden which extends to approximately 94'5" (29m) in length. A wet room, laundry/utility area and access to the side passage complete the ground floor accommodation.

The first floor is reached via a generous landing, creating an elegant sense of space and continuity. This level provides five bedrooms, a study, a shower room and a separate WC. The second floor offers a sixth bedroom, a third bathroom and substantial eaves storage extending to approximately 488 sq ft (45.3 sq m).

The property is particularly well placed for a selection of highly regarded state schools, including Dulwich Village Infants' School, Dulwich Hamlet and The Charter School, alongside renowned independent schools including Dulwich College, JAGS and Alleyn's. The area also offers a wealth of parks, open spaces and local sports clubs.

Excellent transport connections are available from nearby North Dulwich station, with direct services to London Bridge, while Peckham Rye provides convenient connections via the Windrush line. Herne Hill station offers direct services to Victoria, via Thameslink to Blackfriars and St Pancras, with Brixton Underground station approximately 1.8 miles away.

Probate has now been granted.

Offered to the market chain free. Freehold. EPC Rating D. Tax Band G.

ACCOMMODATION

Edwardian double-fronted house	Kitchen/breakfast room
6 Bedrooms & study	Wide entrance hall
3 Bathrooms	Off-street parking for several vehicles
3 Reception rooms	Large and mature rear garden
First floor separate WC	Spacious eaves storage

£3,000,000


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Burbage Road, SE21

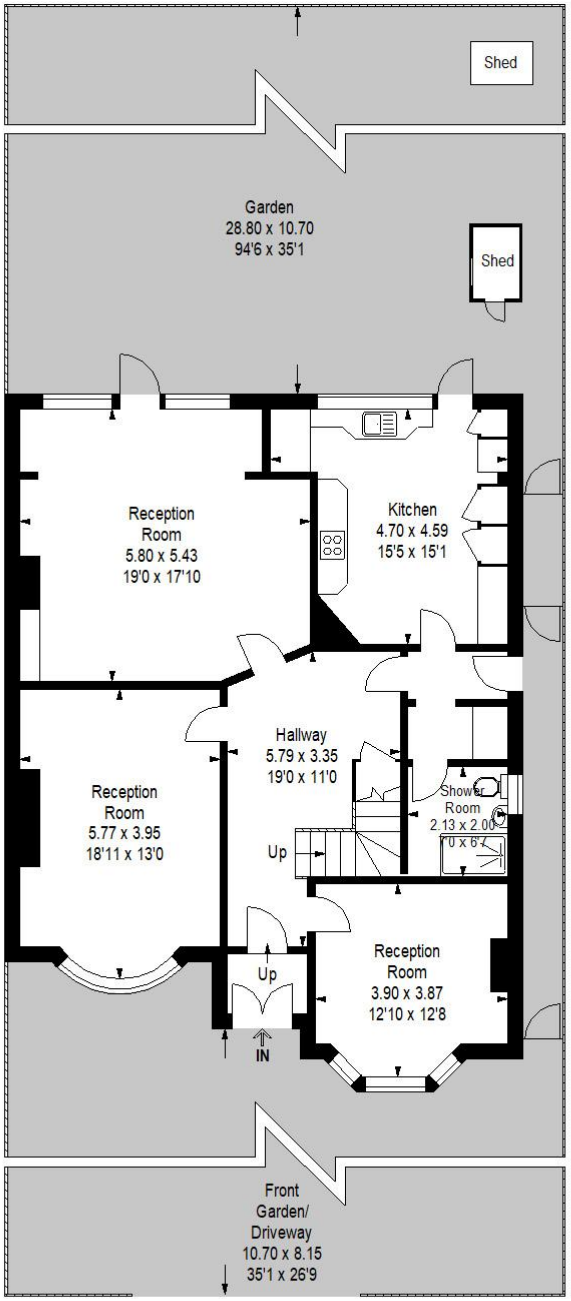
Approximate Gross Internal Area = 260.96 Sq m / 2809 Sq ft
(Excluding Eaves)

Eaves = 45.33 Sq m / 488 Sq ft

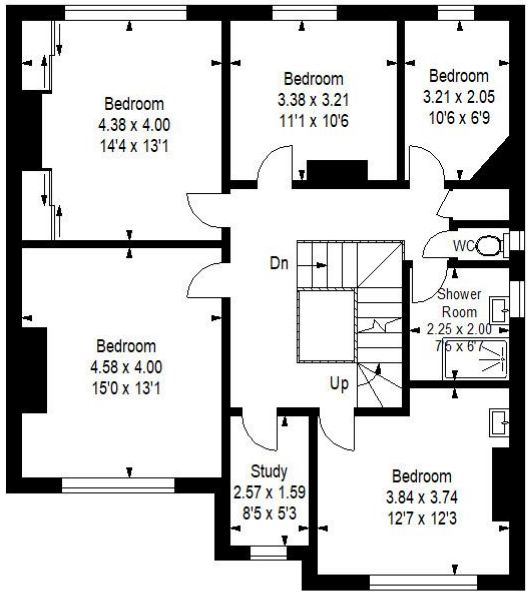
Total Area = 306.29 Sq m / 3297 Sq ft

= Reduced headroom below 1.5m / 5'0

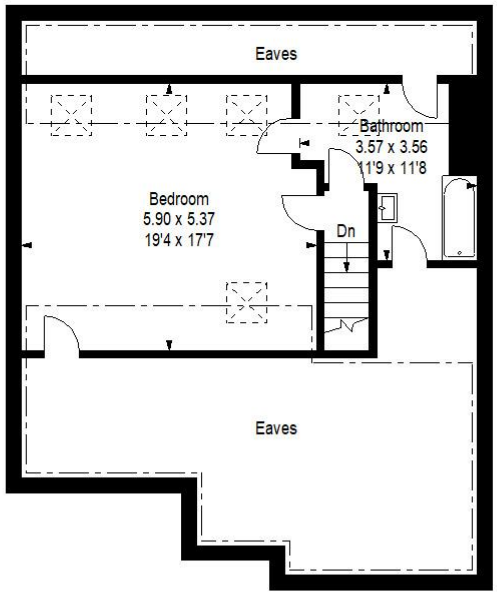
= Sky Light



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.

HARVEY & WHEELER
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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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