

**HARVEY &
WHEELER**
ESTABLISHED 1855

36 DULWICH VILLAGE
DULWICH SE21 7AL



Offered chain-free, this four bedroom terraced family home is located right in the heart of Dulwich Village. The property has a front garden with off street parking, as well as a good size south-west facing rear garden, with a stunning outlook over the Griffin Playing Fields.

There is a spacious entrance hallway which leads on the ground floor to a reception room looking to the front of the property. The hall continues through to a spacious and modern kitchen/dining/family room with sliding doors opening to the patio and garden. From the kitchen there is access to a utility room. There is also a downstairs WC.

On the first floor there are three bedrooms, two of which have large built in wardrobes. The smaller bedroom is currently used as an office. There is also a family bathroom. The second floor has a further double bedroom, with built in storage cupboards and views over the fields. There is also a shower room on this floor.

The house is ideally located for the shops, cafes and amenities of Dulwich Village. There are two outstanding primary schools within a few moments walk of the front door and the Charter School is a mere five minutes walk away. North Dulwich station is nearby with regular trains to London Bridge and access to the London Overground via Peckham Rye. Herne Hill station has direct trains to Victoria, Blackfriars, Farringdon and St Pancras. A 15 minute bus journey takes you to Brixton for the Victoria Line.

The photos were taken in 2023 prior to a letting of the property. Freehold. EPC Rating C. Tax Band F.

ACCOMMODATION

- | | |
|---|---|
| 4 Bedrooms | Utility room |
| Reception room | Ground floor WC |
| Family bathroom | South-west facing garden |
| Open plan kitchen/dining/family room | Off street Parking |
| Shower room | Superbly located for Dulwich schools |

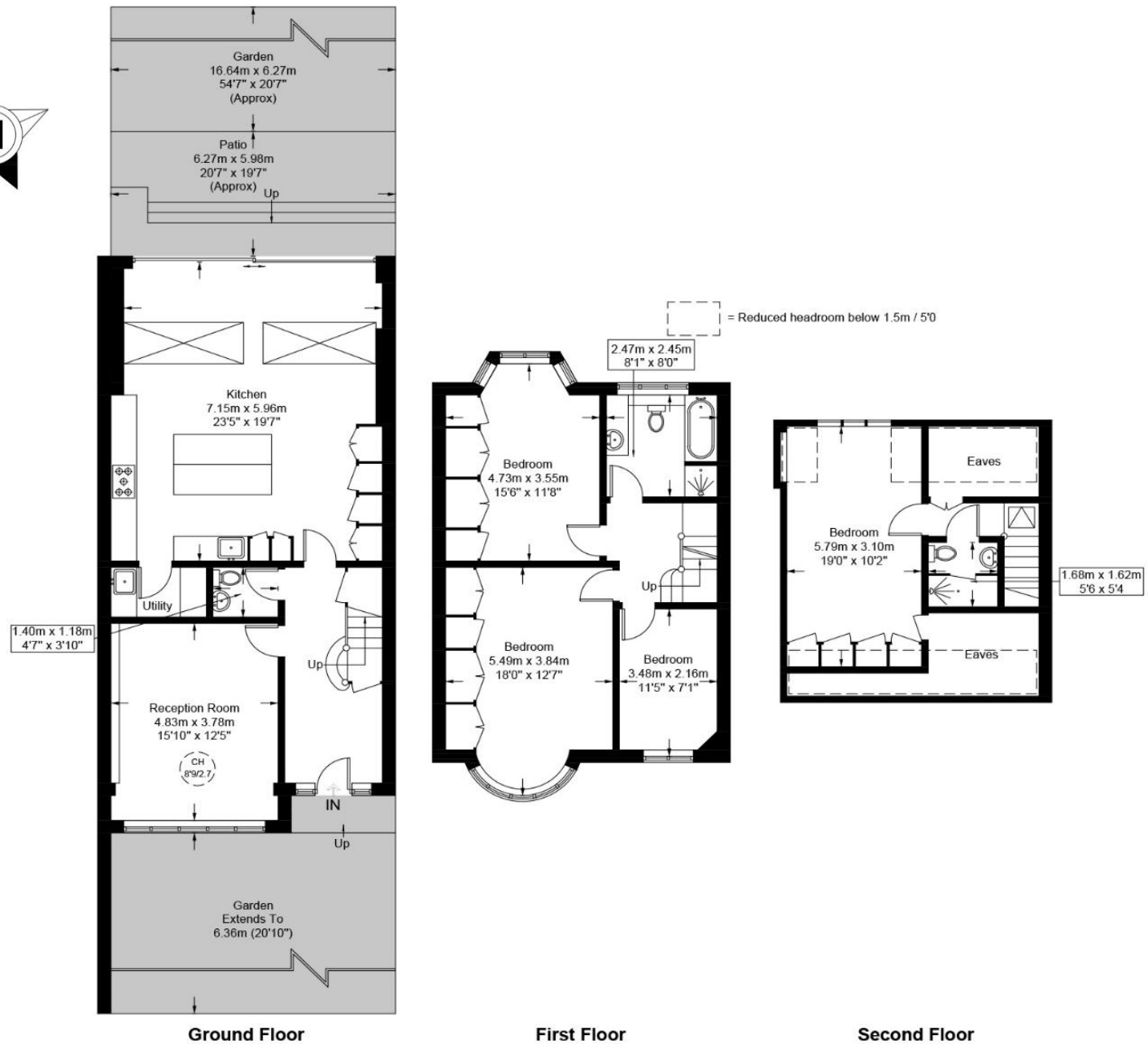
£2,100,000











Dulwich Village, SE21

Approximate Gross Internal Area = 1878 sq ft / 174.5 sq m (Including Restricted Height)

Restricted Height = 130 sq ft / 12.1 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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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