



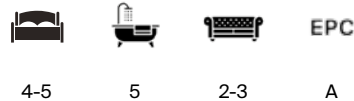
GILKES CRESCENT

Dulwich SE21



STYLISH, MODERN TOWNHOUSE

This property was built in 2024 and is the most generous of this impressive development. With a substantial footprint, favoured layout and oak flooring, it also boasts the largest garden in the development.



Local Authority: London Borough of Southwark The Dulwich Estate Scheme of Management

Council Tax band: H

Tenure: Freehold

Service charge: Approximately £2,378.03 per annum, reviewed annually, next review 2027

Guide Price: £2,650,000



THE GROUND FLOOR

Located on a quiet leafy road in the heart of Dulwich Village, the property is entered via a short flight of stone steps to the raised ground floor. Once inside, the quality of the build and design is immediately apparent, with oak flooring, generous ceiling height and wide circulation spaces.

The spacious entrance hallway, complete with adjoining guest WC leads via double doors to a light and bright reception room with floor to ceiling windows and feature fireplace.

To the rear of the property is a spacious kitchen/diner/family room fitted with a contemporary Leicht kitchen, Miele appliances and air-conditioning. Crittall-style French doors open to the southerly-facing terrace garden which has been thoughtfully designed with large planters and integral automated irrigation system.







THE BASEMENT AND UPPER FLOORS

Downstairs, there is a large reception room which could be used as an additional or occasional bedroom if required. A guest shower room and handy utility room (complete with white goods and water softener) are also situated here, together with a lobby (perfect for coats and shoes) that leads to the underground car park.

The property comes with 2 designated parking spaces as well as an electric charging point.

Upstairs, there are four generous bedrooms spread over two floors. Each bedroom benefits from fitted wardrobes, a discrete air-conditioning unit and an en suite bath or shower room.

The property benefits from underfloor heating throughout.



PRESTIGIOUS LOCATION

Dulwich Village is a desirable, leafy neighbourhood with a charming, village feel but is still within close proximity to Central London.

Transport links are excellent: North Dulwich Station (0.3 miles) offers trains to London Bridge and Herne Hill Station (0.9 miles) provides services to London Victoria and London Blackfriars.

World-renowned independent schools such as Alleyn's School, James Allen's Girls' School (JAGs) and Dulwich College are on the doorstep as are outstanding state school options.

All distances are approximate.

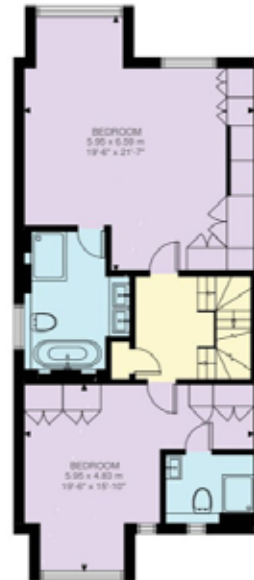




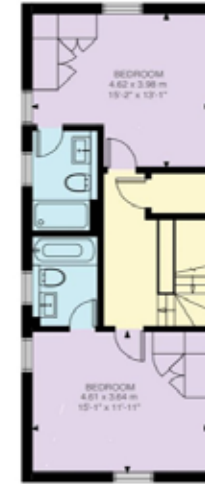




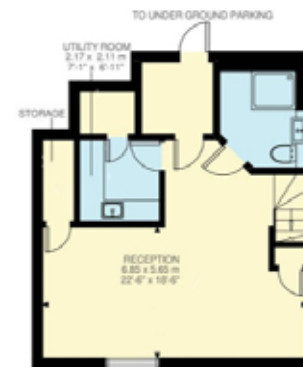
Ground Floor
827 ft²



First Floor
827 ft²



Second Floor
598 ft²



Basement
534 ft²

Approximate Gross Internal Area = 258.83 sq m / 2,786 sq ft

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. (ID767266)

We would be delighted
to tell you more.

Catherine Stage
020 3815 9410
catherine.stage@knightfrank.com

Knight Frank Dulwich
1C Calton Avenue
SE21 7DE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2025. Photographs and videos dated August 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.