

**HARVEY &  
WHEELER**  
ESTABLISHED 1855

102 COLLEGE ROAD  
DULWICH, SE21 7HW





A substantial double-fronted detached residence occupying one of Dulwich's most prestigious locations with views of ancient woodland at the front and a beautifully landscaped, mature west facing garden to the rear.

The property was designed and built in 1922 by Edwin S. Hall, an old Alleynian and former President of the Royal Institution of British Architects (1939-40) who was renowned for his work on prominent landmarks including the extensions to the Dulwich Picture Gallery, Liberty's of Regent Street and the Ashmolean Museum in Oxford.

Set back from the road behind a front garden and carriage driveway leading to an extended garage, the house has a gross internal area of approximately 3,287 sq ft (305.36 sq m). The ground floor offers a spacious dual aspect reception room as well as a second reception room leading to a dining room which is connected to the kitchen and utility room. There are five double bedrooms, two family bathrooms and an en suite shower room and dressing room. There is air conditioning to four rooms, parquet flooring in the kitchen and dining room, underfloor heating in all the bathrooms and solar panels installed on the kitchen and garage roofs.

The rear garden, measuring 265'9 x 65'10 (81m x 20m), includes a generous paved terrace spanning the rear of the property, a lawn with mature plants/shrubs/trees featuring a pond with an H. Crowther fountain and a summer house with electrical supply currently used as an art studio.

Situated near the entrance of Dulwich & Sydenham Woods, this home enjoys a highly convenient and well-connected location. A range of prestigious local schools are within easy reach, including Dulwich College, Alleyn's, JAGS, Dulwich Prep & Senior and Sydenham High School. Transport links are excellent, with Sydenham Hill station (direct to Victoria and Blackfriars) and Gipsy Hill station (direct to Victoria and London Bridge) being close by. The area is also well served by frequent bus routes.

EPC Rating E. Tax Band H.

**ACCOMMODATION**

5 Double bedrooms	Spacious dual aspect reception room
En suite dressing room & shower room	Reception room, dining room & kitchen
2 Family bathrooms	Long garage and carriage driveway
Ground floor WC	Garden room
Utility room	Extensive west facing rear garden

£4,950,000









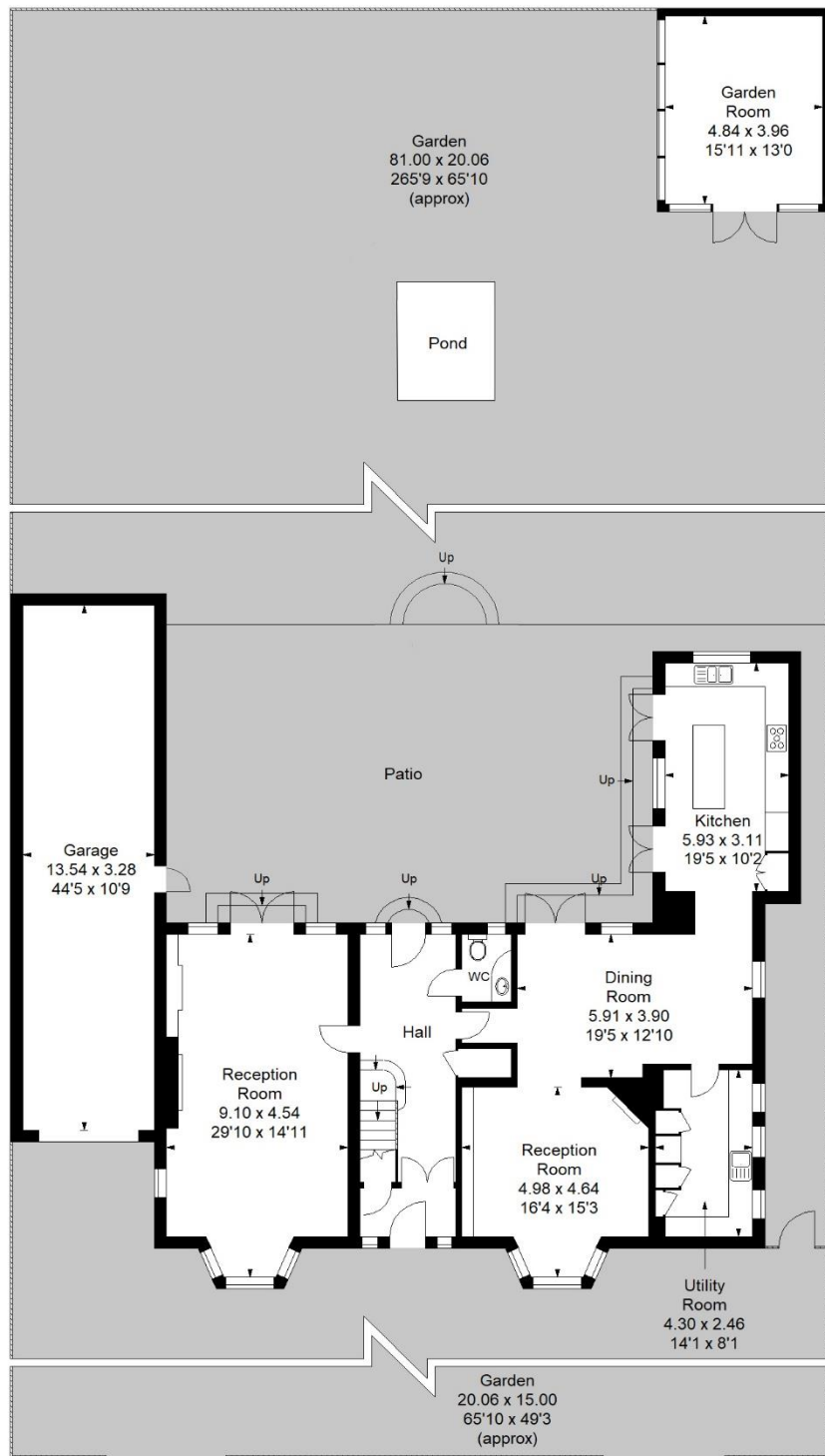












**Ground Floor**

## College Road, SE21

Approximate Gross Internal Area = 305.36 Sq m / 3287 Sq ft  
(Excluding Eaves/ Outbuilding/ Garage)

Garage = 44.41 Sq m / 478 Sq ft

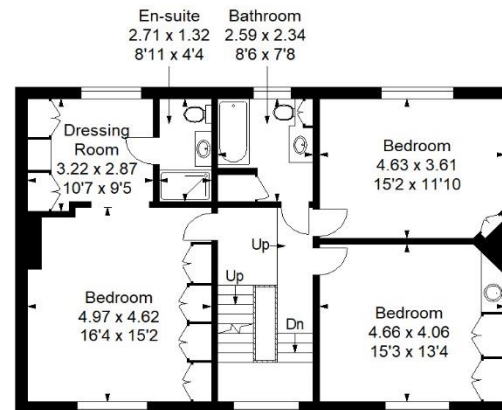
Eaves = 15.68 Sq m / 169 Sq ft

Outbuilding = 19.17 Sq m / 206 Sq ft

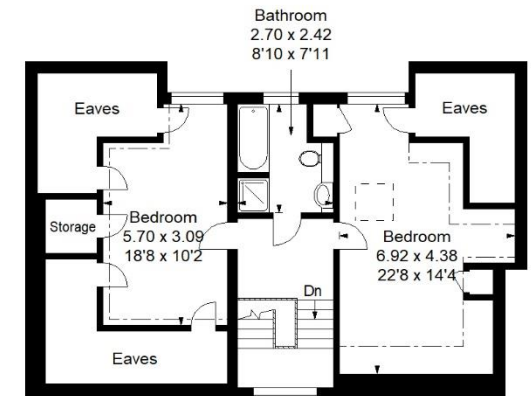
Total Area = 384.61 Sq m / 4140 Sq ft



= Reduced headroom below 1.5m / 5'0



**First Floor**



**Second Floor**

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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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