
HARVEY &
WHEELER
ESTABLISHED 1855
143 WOODWARDE ROAD
DULWICH, SE22 8UP



A highly attractive Edwardian semi-detached house, superbly positioned on one of Dulwich's most sought-after tree-lined roads, with off-street parking, a detached garage and a south-west-facing rear garden.

The house is ideally placed for an excellent selection of schools, including two outsanding primary schools, The Charter Schools, Alleyn's, JAGS and Dulwich College. The amenities of Dulwich Village and East Dulwich are within easy reach.

The house retains a wealth of original features including cast-iron fireplaces, decorative cornicing and high ceilings. It extends to approximately 1,592 sq ft (148 sq m), excluding the detached garage (179 sq ft / 16.63 sq m). There may be potential to enhance and extend the accommodation, subject to the necessary planning consents.

Upon entering, the ground floor immediately reveals the scale and character of the house. The elegant front reception room is flooded with natural light through an impressive wide bay window incorporating four sash window panels. To the rear, a spacious drawing room features French doors opening directly onto the south-west-facing rear garden. A well-proportioned dining room leads through to the kitchen, while a separate utility/boot room, shower room and WC provide practical accommodation. There is also direct access to the side passageway.

The south-west-facing rear garden provides a private and attractive setting, with a detached garage positioned at the rear and accessed from Desenfans Road. The garage offers valuable additional space and scope for a variety of uses, including a home office, gym or studio, subject to any necessary consents.

The first floor comprises a generously proportioned principal bedroom, distinguished by an elegant bay window, together with three further bedrooms, a family bathroom and separate WC.

The nearest railway station is North Dulwich offering direct services to London Bridge, with connections at Peckham Rye for the Windrush Line. The bus stops, shops and restaurants on Dulwich Village and Lordship Lane are are all conveniently close. Both Dulwich Park and Dulwich Picture Gallery are also nearby.

Combining elegant period architecture with generous proportions, this is a particularly rare and exciting opportunity to create an exceptional home in the heart of Dulwich.

Freehold. EPC Rating E. Tax Band G.

ACCOMMODATION

4 Bedrooms	3 Reception rooms
2 Bathrooms	Kitchen
First floor separate WC	Utility room
Front garden/off street parking	South west rear garden
Detached garage	Side passage

£1,750,000





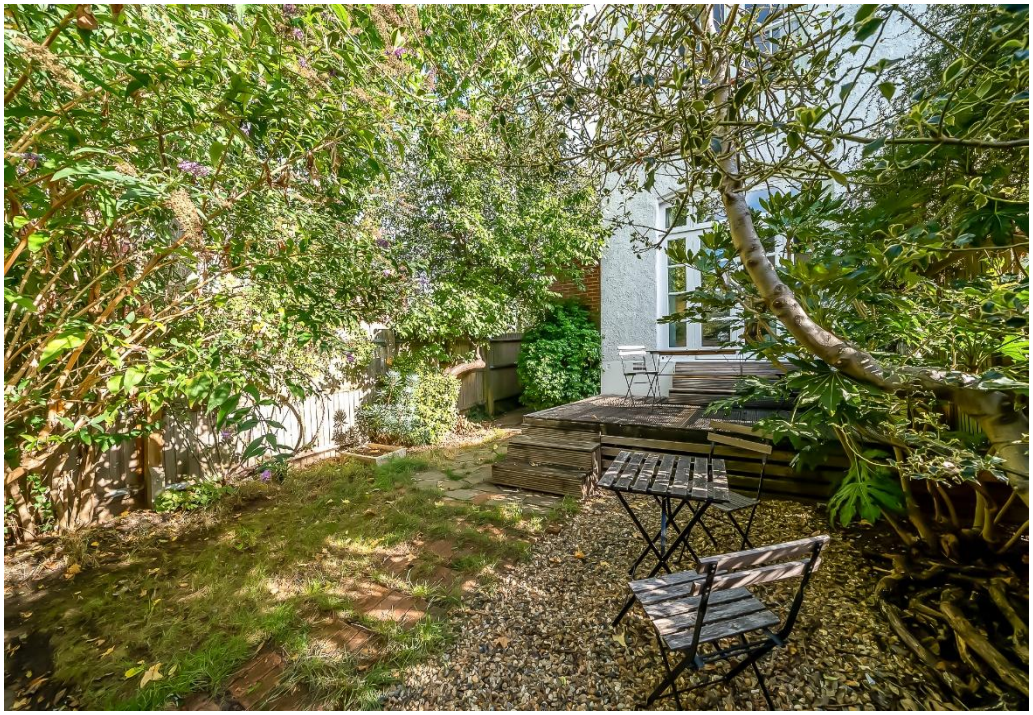


















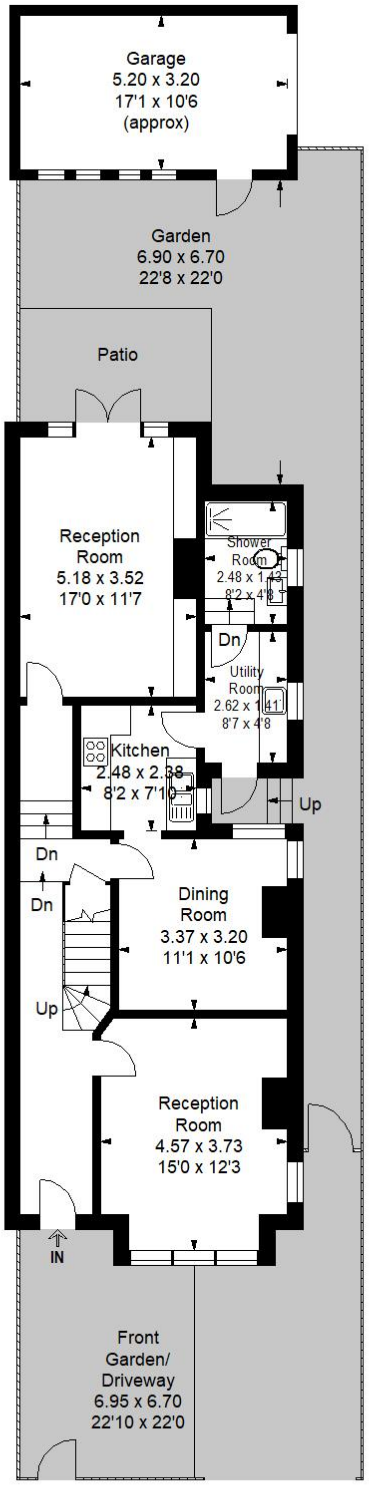






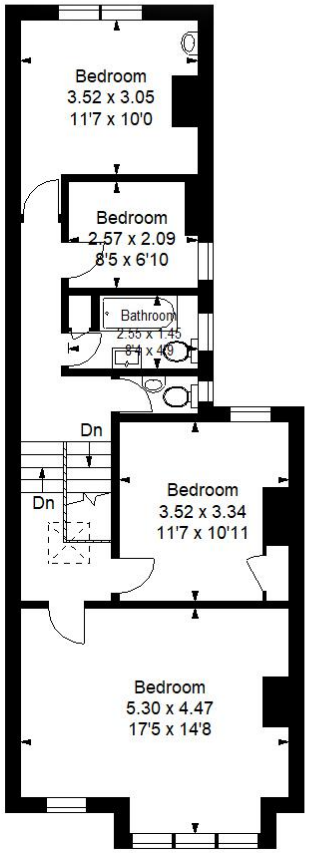






Ground Floor

= Sky Light



First Floor



Woodwarde Road, SE22

Approximate Gross Internal Area = 147.90 Sq m / 1592 Sq ft
(Excluding Garage)

Garage = 16.63 Sq m / 179 Sq ft

Total Area = 164.53 Sq m / 1771 Sq ft

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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

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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.

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33 Dulwich Village
London, SE21 7BN

104 Lordship Lane
London, SE22 8HF

020 8693 4321
mail@harveywheeler.com