



ALLEYN PARK

West Dulwich, SE21



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A beautifully presented seven-bedroom detached family home extending to over 4,400 sq ft, with a wide south-west facing garden on prestigious Alleyn Park.



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EPC

TBC

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

Council Tax band: H

Tenure: Freehold

Guide Price: £4,500,000



WEST DULWICH RESIDENCE

A substantial, detached seven-bedroom family house with a wide south-west facing garden on a prestigious road in West Dulwich.

Set behind a handsome period façade on Alleyn Park, this family residence offers in excess of 4,400 sq ft of well-balanced accommodation arranged across three principal floors, complemented by generous front and rear gardens.









ELEGANT LIVING

The house is approached via an attractive entrance vestibule leading into a welcoming central hallway, from which the principal reception rooms flow. The ground floor is particularly well suited to both family life and entertaining, with two generously proportioned reception rooms offering flexible living and formal dining space. A further suite of rooms includes a dedicated home office, a fully equipped gym, extensive storage and practical utility areas.

At the rear of the house lies an impressive kitchen/breakfast room, thoughtfully configured with a central island and excellent runs of cabinetry, opening directly via sliding doors onto the garden. This connection creates a natural hub for everyday living and informal entertaining. The rear garden itself is of exceptional scale for the location, featuring distinct zones for relaxation and recreation, including a paved terrace and a decked jacuzzi area beyond.







REFINED AND TIMELESS

The upper floors provide well-arranged bedroom accommodation, with the layout designed to maximise space, privacy and light. The principal bedroom suite enjoys excellent proportions, fitted storage, while the remaining bedrooms are all generous and are served by contemporary bathrooms. The arrangement lends itself equally well to family living or hosting guests, with clearly defined private and secondary bedroom suites.







THE LOCAL AREA

Alleyn Park is ideally positioned in the heart of West Dulwich, a highly sought-after residential area renowned for its leafy streets, elegant period homes and strong sense of community. West Dulwich and nearby Dulwich Village offer an excellent range of amenities, including independent shops, cafés and restaurants.

The area is particularly popular with families, benefiting from an outstanding selection of schools, including Dulwich College, James Allen's Girls' School, Alleyn's School and Sydenham High, alongside well-regarded state options. Transport links are convenient, with regular services into central London, and there is easy access to a number of green open spaces, including Dulwich Park, Belair Park and Dulwich & Sydenham Woods.





Alley Park, London, SE21

Approximate Gross Internal Area = 4403 sq ft / 409.0 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 4 sq ft / 0.4 sq m

Total = 4407 sq ft / 409.4 sq m

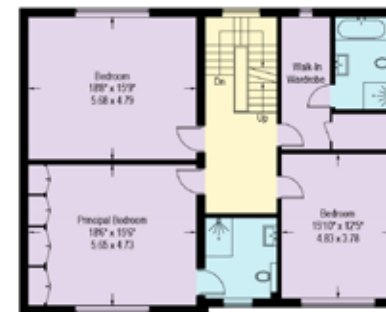
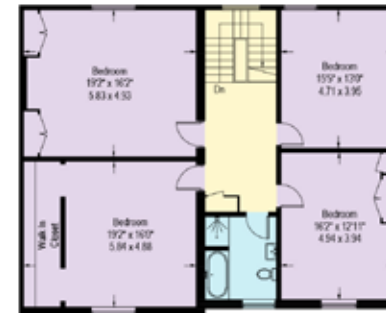


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1298847)

Approximate Gross Internal Area = 409 sq m / 4,403 sq ft (Excluding Reduced Headroom)

Reduced Headroom = 0.4 sqm / 4 sq ft

Inclusive Total Area = 409.4 sq m / 4,407 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)



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