



Woodwarde Road, Dulwich Village **SE22**

---











## Description

Located at the Village end of this popular tree-lined residential road in close proximity to the many schools and amenities of Dulwich Village, this four bedroom semi detached period property with off street parking is the proverbial blank canvas. Of particular note is the secluded south west facing rear garden fanning out wider to the rear giving additional opportunity for extensions, subject to the usual consents. With an inviting entrance hall leading to a front aspect double reception, this enchanting property retains plenty of character with cornicing, centre roses, stained glass and feature fireplaces. The fitted kitchen links to this reception and the entrance hall that leads to the attractive rear reception with french doors opening to the pretty and well stocked rear garden with a spacious patio, ideal for outdoor entertaining. Spread across the upper floors are four well proportioned, bright and airy bedrooms with a family bathroom and an additional cloakroom.

## Location

Woodwarde Road is ideally situated for local transport links. There are excellent connections to the City, Canary Wharf, West End and central London via London Bridge, Victoria, Blackfriars, City Thameslink, Kings Cross/St Pancras either from North Dulwich (0.5 miles) or Herne Hill (1.2 miles). There are also numerous nearby bus routes.

The green space of Dulwich Park is also within walking distance as are the cafes, boutiques and amenities of Dulwich Village and Dulwich Picture Gallery.

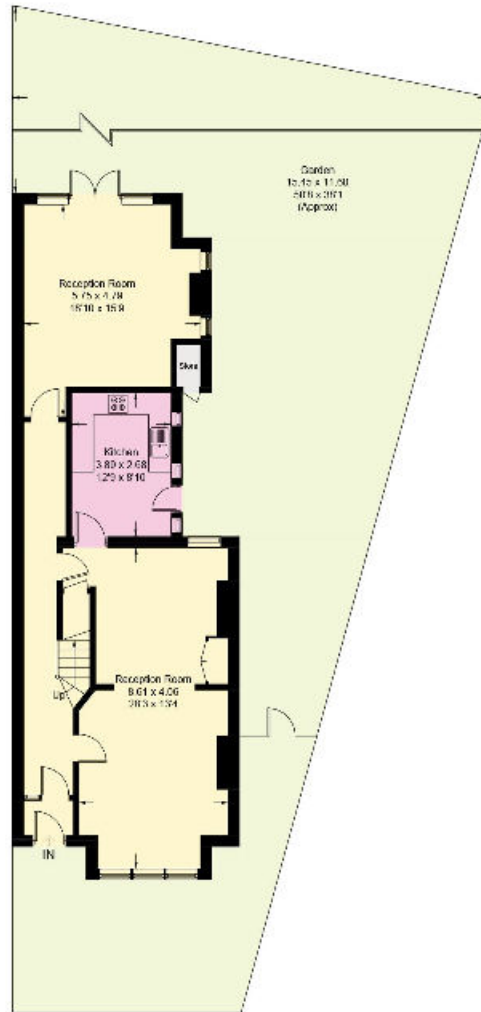
A wealth of excellent state primary and secondary schools as well as private schools are nearby, including The Charter North Dulwich, Dulwich Infants, Dulwich Hamlet, JAGS, Alleyns, Dulwich Prep London and Dulwich College.

All distances are approximate.

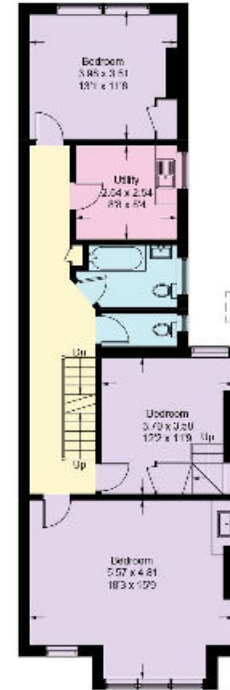
**Tenure: Freehold EPC: (tbc) Council Tax Band: G**

**Local Authority: Southwark Council and The Dulwich Estate Scheme of Management**

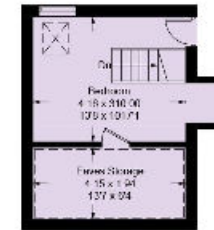




Ground Floor



First Floor



Second Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Approximate Gross Internal Area  
 Ground Floor = 86.1 sq m / 929 sq ft  
 First Floor = 83.0 sq m / 893 sq ft  
 Second Floor = 24.0 sq m / 257 sq ft  
 (Including Reduced Headroom)  
 Total = 193.1 sq m / 2077 sq ft

Reduced headroom below 1.5m / 5'0"

**Knight Frank**  
 Dulwich  
 1c Caltan Avenue  
 SE21 7DE

We would be delighted to tell you more

**Christopher Burton FNAEA**  
 020 3815 9417

**Catherine Stage**  
 020 3815 9414

**Giuseppe Benegiamo**  
 0203 815 9423

[knightfrank.co.uk](http://knightfrank.co.uk)

[chris.burton@knightfrank.com](mailto:chris.burton@knightfrank.com)

[catherine.stage@knightfrank.com](mailto:catherine.stage@knightfrank.com)

[g.benegiamo@knightfrank.com](mailto:g.benegiamo@knightfrank.com)



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.  
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 May 2023. Photographs and videos dated May 2023.  
 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.