



Gilkes Crescent, Dulwich Village SE21







Description

Part of a scheme of luxury properties built by award-winning Aquinna Homes, this residence has been thoughtfully designed to create a turn-key family home. 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 a 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. Crittal-style french doors open to the southerly-facing terrace garden. 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) are also situated here, together with a lobby (perfect for coats and shoes) that leads to the underground car park. The property comes with two designated parking spaces as well as an electric charging point. Upstairs, on the first floor there are three generous bedrooms including an air-conditioned guest suite and separate family bathroom. On the top floor, there is a spectacular principal suite and large ensuite bathroom with double sinks, separate shower and free-standing bathtub. All bedrooms have fitted wardrobes and the principal and guest suites have a discreet air-conditioning units also. There is underfloor heating throughout.

Location

Dulwich Village is a quiet, leafy, neighbourhood with excellent schools, sports facilities, lovely parks and good access to central London via London Bridge and Charing Cross. Outstanding state schools are on the doorstep including Dulwich Village Infants School, Dulwich Hamlet Junior School and The Charter School North Dulwich. World-renown independent schools such as Alleyn's School, James Allen's Girls' School (JAGS) and Dulwich College are also very close by, Transport options are excellent and include North Dulwich Rail Station (0.3 miles) with trains to London Bridge and Herne Hill Rail Station 1.0 mile) with services to London Victoria and London Blackfriars. All distances are approximate.







Approximate Gross Internal Area = 229.5 sq m / 2470 sq ft

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.

Tenure: Freehold

EPC: A

Council Tax Band: H

Service Charge: ££1,342.08 P/A

Local Authority: SSWark Council and The Dulwich Estate Scheme of Management

Guide Price £2,650,000

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Lower Ground Floor
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Ground Floor

Giuseppe Benegiamo
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First Floor

Second Floor

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.

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