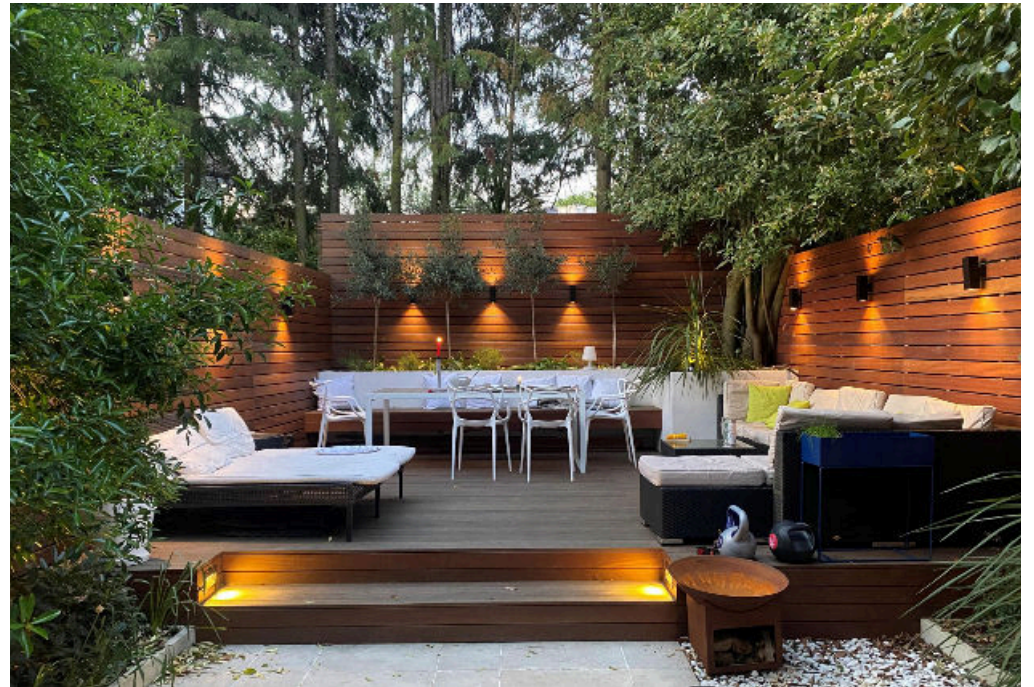
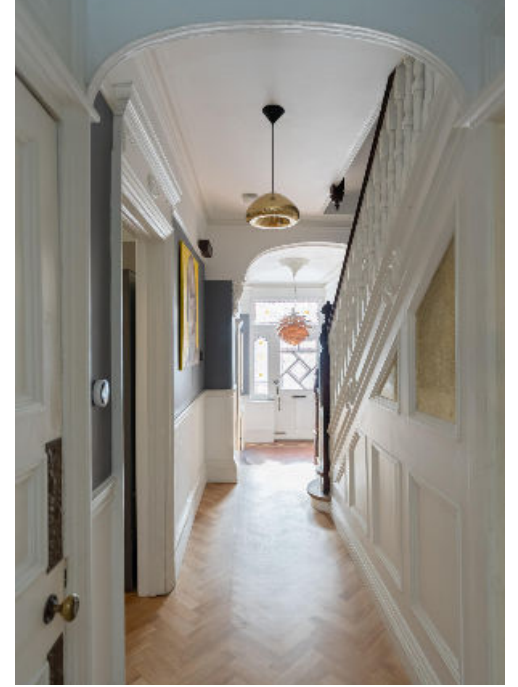




Thurlow Park Road, West Dulwich **SE21**





Description

This meticulously crafted residence exudes timeless charm with retained period features seamlessly integrated with modern amenities.

Approaching the property, off-street parking sets the tone for convenience and steps lead to a warm and inviting entrance. To the front is a living room adorned with high ceilings, a grand bay window and a captivating feature fireplace.

Centrally positioned, the kitchen boasts French doors that open onto the rear garden. Adjacent lies the formal dining room, a fantastic space for hosting elegant dinner parties. Enhanced by a feature fireplace and intricate glass door detailing, this room is perfect for entertaining.

Outside, discover the enchanting private garden, offering a secluded oasis for outdoor gatherings or relaxing.

Stairs in the hallway lead to the basement which unveils a utility space and cloakroom. Spread across the first and second floors are five generously proportioned bedrooms as well as a bathroom on each floor and a separate WC on the first floor.

Location

Conveniently located close to Dulwich Village and West Dulwich, this position offers access to an array of amenities and renowned educational institutions.

Fantastic schools such as Dulwich College, Dulwich Prep London, Oakfield, and Rosemead are all close by.

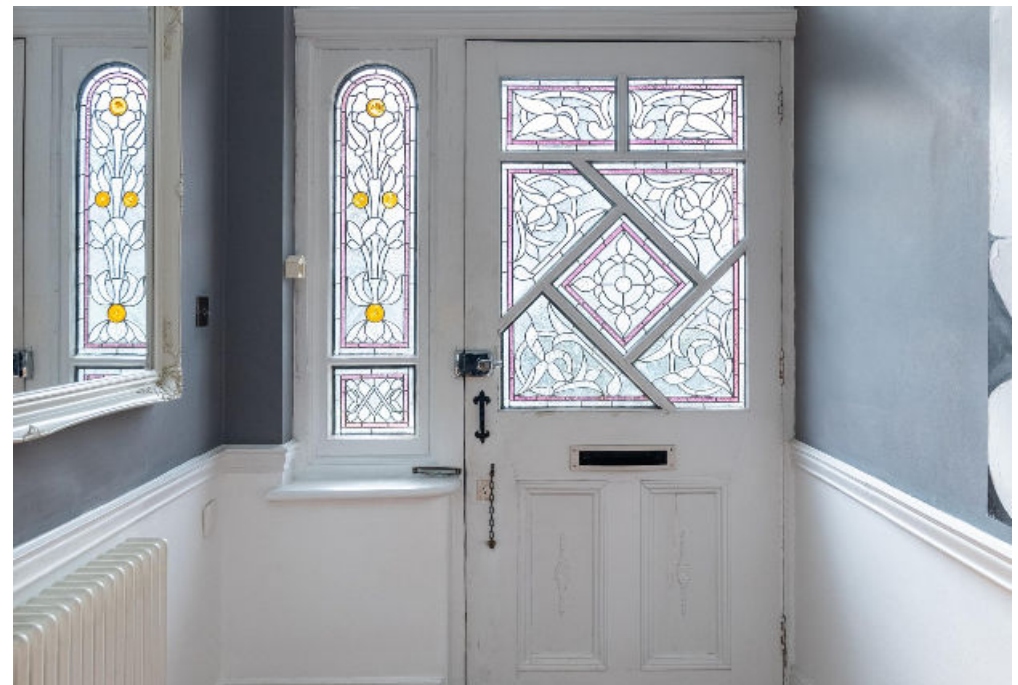
The greenery of Dulwich Park and Brockwell Park, with its famous Lido are also within walking distance.

Tulse Hill station (0.4 miles) provides direct services to London Bridge and Thameslink services to Blackfriars and St. Pancras International. For those preferring alternative routes, West Dulwich station (0.5 miles) offers direct services to London Victoria, while the London Overground network can be accessed at Crystal Palace, just three stops away from Tulse Hill. All distances are approximate.

Tenure: Freehold

EPC: D Council Tax Band: D

Local Authority: Lambeth Council







Guide Price £1,500,000

Approximate Gross Internal Area
 Basement = 18.6 sq m / 200 sq ft
 Ground Floor = 73.3 sq m / 789 sq ft
 First Floor = 68.3 sq m / 735 sq ft
 Second Floor = 63.1 sq m / 679 sq ft
 Total = 223.3 sq m / 2403 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.



Knight Frank
 Dulwich
 1c Calton Avenue
 SE21 7DE

knightfrank.co.uk

Basement
 We would be delighted to tell you more

Georgia Jakstys
 020 3815 9415
georgia.jakstys@knightfrank.com

Ground Floor

Ollie Greig
 020 3815 9418
ollie.greig@knightfrank.com

First Floor

Chica Lambert
 020 3815 9416
chica.lambert@knightfrank.com

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.
 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 March 2024. Photographs and videos dated March 2024.
 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.