



Gipsy Hill, West Dulwich **SE19**





Description

This exceptional five bedroom semi-detached Victorian abode presents timeless elegance spanning an impressive expanse of 3,584 sq ft. The residence captivates with its charming frontage adorned with verdant foliage, leading one along a central path that beckons towards the stately entrance. Through a meticulously crafted stained glass front door, one is immediately enveloped in an embrace of history and character, ornate cornicing, herringbone wood flooring and ceiling roses stand as testament to the grandeur of a bygone era.

To the fore of the residence, a reception room beckons, sunlight cascades through a generous bay window, bathing the space in natural radiance. Central to the composition is yet another expanse of graceful living/dining space, opening its doors onto a luminous conservatory. Beyond, the heart of the home unfurls—a kitchen suffused with light. Beyond the threshold of the kitchen, a rear garden unfurls, an enchanting canvas adorned with mature shrubbery, waterfall and rockery inviting one to ascend gentle steps to a well kept lawn. There is also a carport with an electric door to the rear of the garden complete with an electric charging point. The ground floor boasts a convenient cloakroom and access to a basement.

Ascending the staircase to the upper realms, the first and second floors unveil five bedrooms, several of which overlook the neighbouring green. The principal suite is graced by built-in wardrobes and an en suite bathroom. This suite, along with its counterparts, enjoys the privilege of a further shower room, separate WC and a family bathroom. In summation, this home is an exquisite tapestry interwoven with history, craftsmanship, and contemporary comfort... a quintessential Victorian jewel.

Location

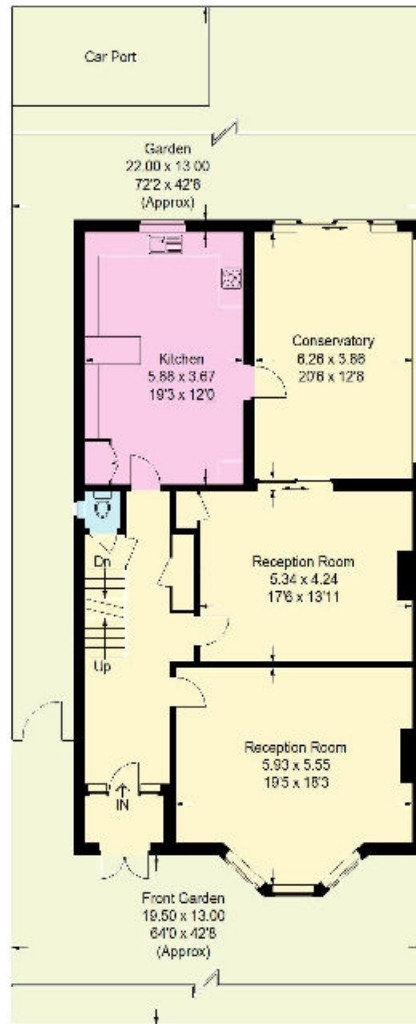
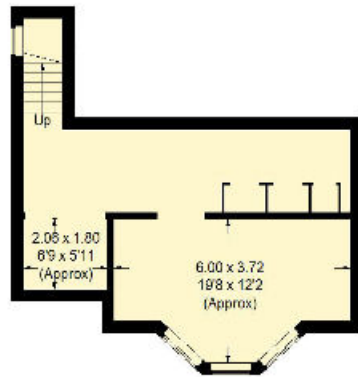
Gipsy Hill is a popular location with a range of boutiques, shops, cafes and restaurants as well as a variety of amenities including Crystal Palace & Dulwich Park, Dulwich Picture Gallery and Dulwich & Sydenham Golf Club. Transport links are excellent, Gipsy Hill (0.2 miles) provides access to London Victoria and London Bridge. Crystal Palace Station (0.6 miles) provides services into Canary Wharf and Sydenham Hill (1 mile) provides a fast train to London Victoria. World renowned independent schools are in close proximity including Sydenham High School, Dulwich Prep, Dulwich College, James Allen's Girls' School and Alleyn's. All distances are approximate.



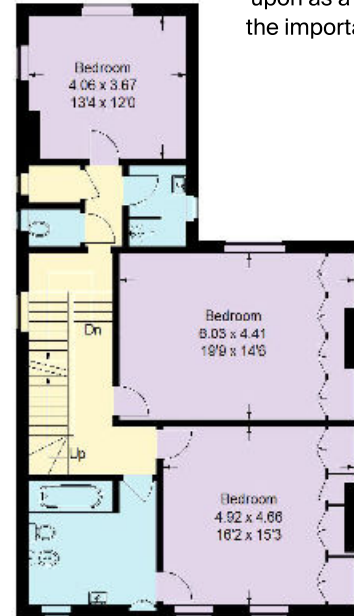




EPC: E
 Council Tax Band: G
 Tenure: Freehold
 Local Authority: Lambeth Council



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
 Basement = 43.8 sq m / 471 sq ft
 Ground Floor = 131.8 sq m / 1419 sq ft
 First Floor = 98.4 sq m / 1059 sq ft
 Second Floor = 56.3 sq m / 606 sq ft (Excluding Reduced Headroom)
 Reduced Headroom = 2.7 sq m / 29 sq ft
 Total = 333.0 sq m / 3584 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.

--- = Reduced headroom below 1.5 m / 5'0"

Knight Frank
 Dulwich
 1c Calton Avenue
 SE21 7DE

knightfrank.co.uk

We would be delighted to tell you more

Georgia Jakstys
 020 3815 9415

georgia.jakstys@knightfrank.com

Giuseppe Benegiamo
 0203 815 9423

g.benegiamo@knightfrank.com

Catherine Stage
 020 3815 9414

catherine.stage@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.

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Particulars dated August 2023. Photographs and videos dated August 2023.

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