

Elmwood Road, North Dulwich SE24











Description

Located on one of the much coveted North Dulwich Triangle's favourite tree-lined residential roads, this substantial five bedroom three bathroom Victorian family home offers contemporary living with plenty of living and bedroom accommodation for the growing family.

An inviting entrance hall with half landings leads to a front aspect living room with plenty of character including a feature fireplace, ornate cornicing and a large bay window allowing plenty of morning sunshine.

To the rear is a fantastic, recently updated full width kitchen entertaining area with plenty of sky lights and French doors opening on to the north west facing rear garden to allow this area to be flooded with natural light.

Spread across the upper floors, are five well proportioned, bright and airy bedrooms with three contemporary bathrooms. Of particular note is the top floor rear bedroom, currently set up as a work from home space opening onto a roof terrace with impressive views to London.

There is also a very handy basement with a cloakroom and separate utility room.

Location

Elmwood 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 and Kings Cross/St Pancras International either from North Dulwich (0.2miles) or Herne Hill (0.5miles). There are also numerous nearby bus routes.

Brockwell Park, with its famous Lido, Dulwich Park, Sunray Gardens and Ruskin Park are all nearby, as are the cafes, boutiques and amenities of Herne Hill and Dulwich Village.

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

*All distances are approximate.

Tenure: Freehold EPC: expired Council Tax Band: G Local Authority: London Borough of Southwark





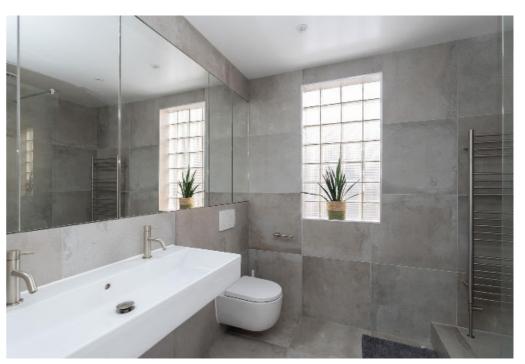
















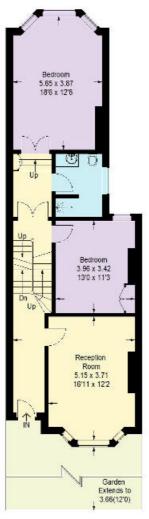


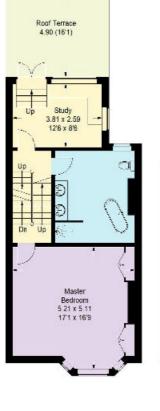
Approximate Gross Internal Area

Basement (Excluding Reduced Headroom) = 10.5 sq m / 113 sq ft
Lower Ground Floor = 61.3 sq m / 660 sq ft
Ground Floor = 78.2 sq m / 842 sq ft
First Floor = 57.7 sq m / 621 sq ft
Second Floor (Excluding Reduced Headroom) = 26.3 sq m / 283 sq ft
Reduced Headroom = 19.1 sq m / 205 sq ft
Total = 253.1 sq m / 2724 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 / 50

Knight Frank

Dullwich Basement Lower Ground Floor Ground Floor Ground Floor First Floor Second Floor
1c Calton Avenue We would be delighted to tell you more

Garden Extends to 7.92 (26'0)

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PRODUCED FROM SUSTAINABLE SOURCES.

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 July 2023. Photographs and videos dated July 2023.

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