



Woodwarde Road, Dulwich Village **SE22**





Description

Located in close proximity to the many schools and amenities of Dulwich Village, this five bedroom semi detached late Victorian property offers plenty of opportunity to update and extend, 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 and feature fireplaces. The kitchen and a WC is located to the rear of the house with French doors that lead out onto the secluded rear garden.

Spread across the upper floors are five bright and airy bedrooms, one of which has an en suite bathroom. All bedrooms also benefit from a family bathroom and separate WC on the first floor.

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 (0.7 miles) or Herne Hill (1.3 miles). There are also numerous nearby bus routes from Dulwich Village and Lordship Lane.

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

A wealth of excellent schools are nearby, including JAGS, Alleyns, Dulwich Prep London and Dulwich College.

All distances are approximate.

Tenure: Freehold

EPC: E Council Tax Band: G

Local Authority: Southwark Council





Approximate Gross Internal Area = 181.0 sq m / 1948 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.

Guide Price £1,675,000

Knight Frank

Dulwich

1c Calton Avenue

SE21 7DE

knightfrank.co.uk

We would be delighted to tell you more

Georgia Jakstys

Ollie Greig

Chica Lambert

020 3815 9415

020 3815 9418

020 3815 9416

georgia.jakstys@knightfrank.com ollie.greig@knightfrank.com chica.lambert@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/legal/privacy-statement>.

Particulars dated August 2024. Photographs and videos dated August 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.