



Woodwarde Road, Dulwich Village **SE22**

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## Description

Meticulously updated to a fantastic standard throughout, this perfectly presented family home in the heart of Dulwich Village also has a secluded south west-facing garden.

To the rear of the property is an expansive rear aspect light, bright and contemporary open plan kitchen entertaining area opening seamlessly to private south west-facing rear garden that extends over 80 ft.

The ground floor is complete with a utility room and a front aspect living room with high ceilings and a beautiful feature fire place.

Spread across the first and second floor are five well proportioned bright and airy bedrooms including an impressive principal suite spanning the entire second floor boasting a contemporary en suite shower room and walk in wardrobe. The first floor also benefits from a family bathroom with a separate bath and shower.

## 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 (0.5 miles) or Herne Hill (1.2 miles). There are also numerous nearby bus routes.

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

A wealth of excellent state primary and secondary schools as well as private schools are nearby, including The Charter North Dulwich, Dulwich Infants, Dulwich Hamlet, JAGS, Alleyns, Dulwich Prep London and Dulwich College. All distances are approximate.

**Tenure: Freehold**

**EPC: D Council Tax Band: G**

**Local Authority: Southwark Council and The Dulwich Estate Scheme of Management**

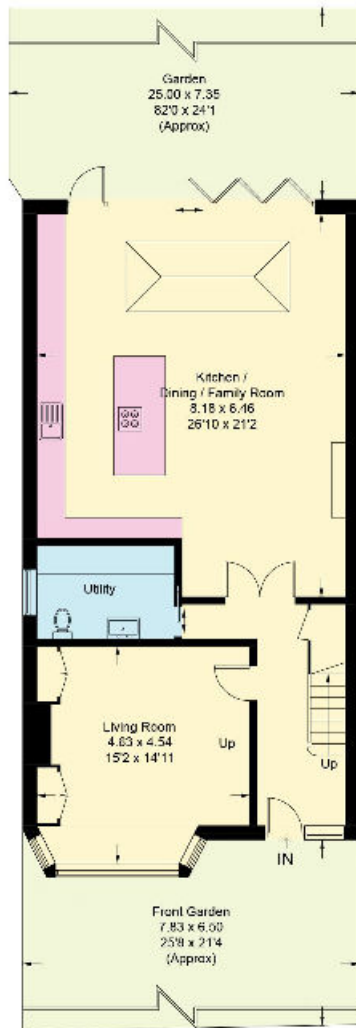








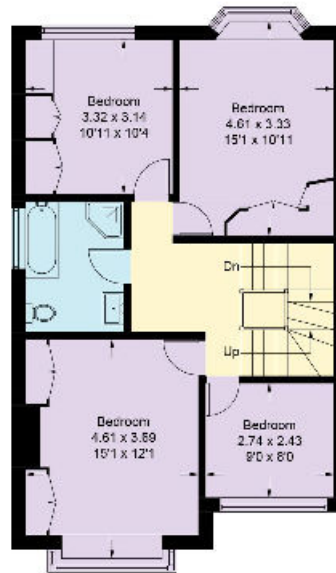




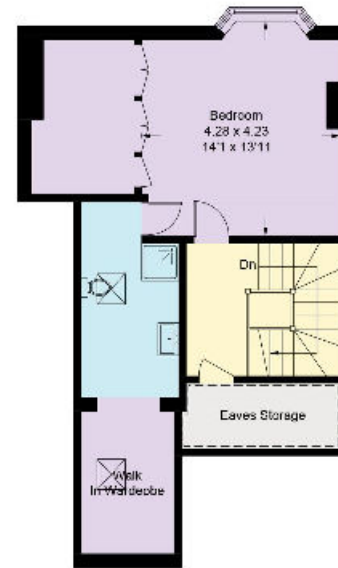
**Ground Floor**



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



**First Floor**



**Second Floor**

Approximate Gross Internal Area  
 Ground Floor = 89.8 sq m / 967sq ft  
 First Floor = 67.6 sq m / 728 sq ft  
 Second Floor = 52.9 sq m / 569 sq ft  
 Eaves Storage = 4.2 sq m / 45 sq ft  
 Total = 214.5 sq m / 2309 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 £2,500,000

**Knight Frank**  
 Dulwich  
 1c Calton Avenue  
 SE21 7DE

[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

**Camilla Heywood**  
 020 3815 9422

[camilla.heywood@knightfrank.com](mailto:camilla.heywood@knightfrank.com)

**Catherine Stage**  
 020 3815 9414

[catherine.stage@knightfrank.com](mailto:catherine.stage@knightfrank.com)

**Giuseppe Benegiamo**  
 020 3815 9423

[g.benegiamo@knightfrank.com](mailto:g.benegiamo@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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