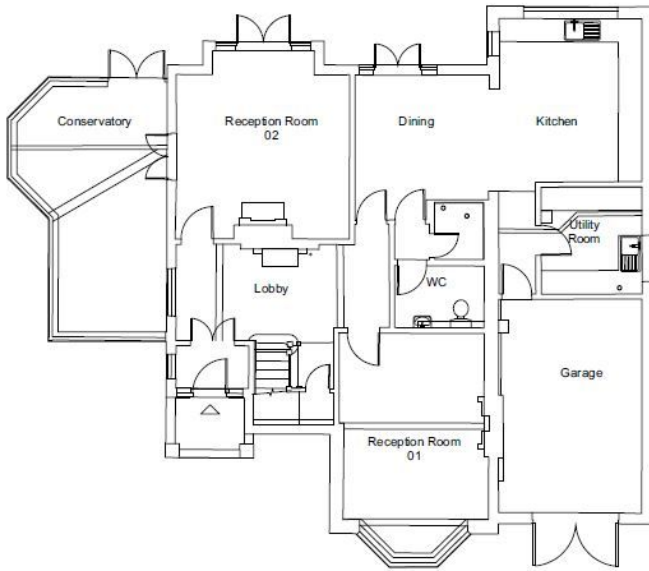


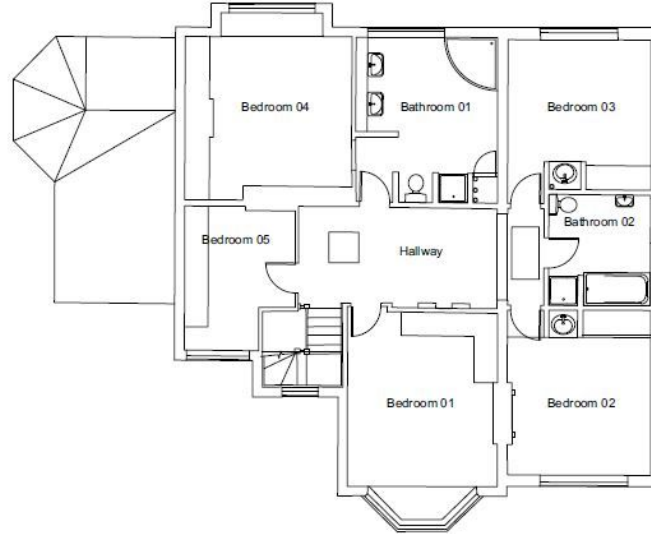
Burbage Road,  
Dulwich Village  
**SE21**



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



1 Existing Ground Floor Plan  
Scale 1:50@A1, 1:100@A3



2 Existing First Floor Plan  
Scale 1:50@A1, 1:100@A3

## Description

A unique opportunity to build your own home in a prime Dulwich Village position. Plans are already approved for an exceptional 8,610sqft detached new build home. Enquire for more details.

## Location

Burbage Road is one of the most prestigious addresses in Dulwich. This house is ideally situated for both the shops and amenities of the Village as well as the transport links from North Dulwich station and Herne Hill station. The lovely green spaces of Belair Park, Dulwich Park and Brockwell Park are nearby and sought-after state schools are on the doorstep, as are world-renowned independent options such as James Allen's Girls School, Alleyn's School and Dulwich College.

Transport links are excellent. Herne Hill Rail Station is nearby (0.6 miles) with direct services to London Victoria and Blackfriars and North Dulwich Station (0.7 miles) provides direct access to London Bridge.

All distances are approximate.

## Tenure

Freehold

## EPC

E

## Guide price

The guide price is available on request

Knight Frank  
Dulwich  
1c Calton Avenue  
Dulwich  
SE21 7DE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

**We would be delighted to tell you more.**

**The Dulwich team**  
020 3815 9410  
[dulwichvillage@knightfrank.com](mailto:dulwichvillage@knightfrank.com)



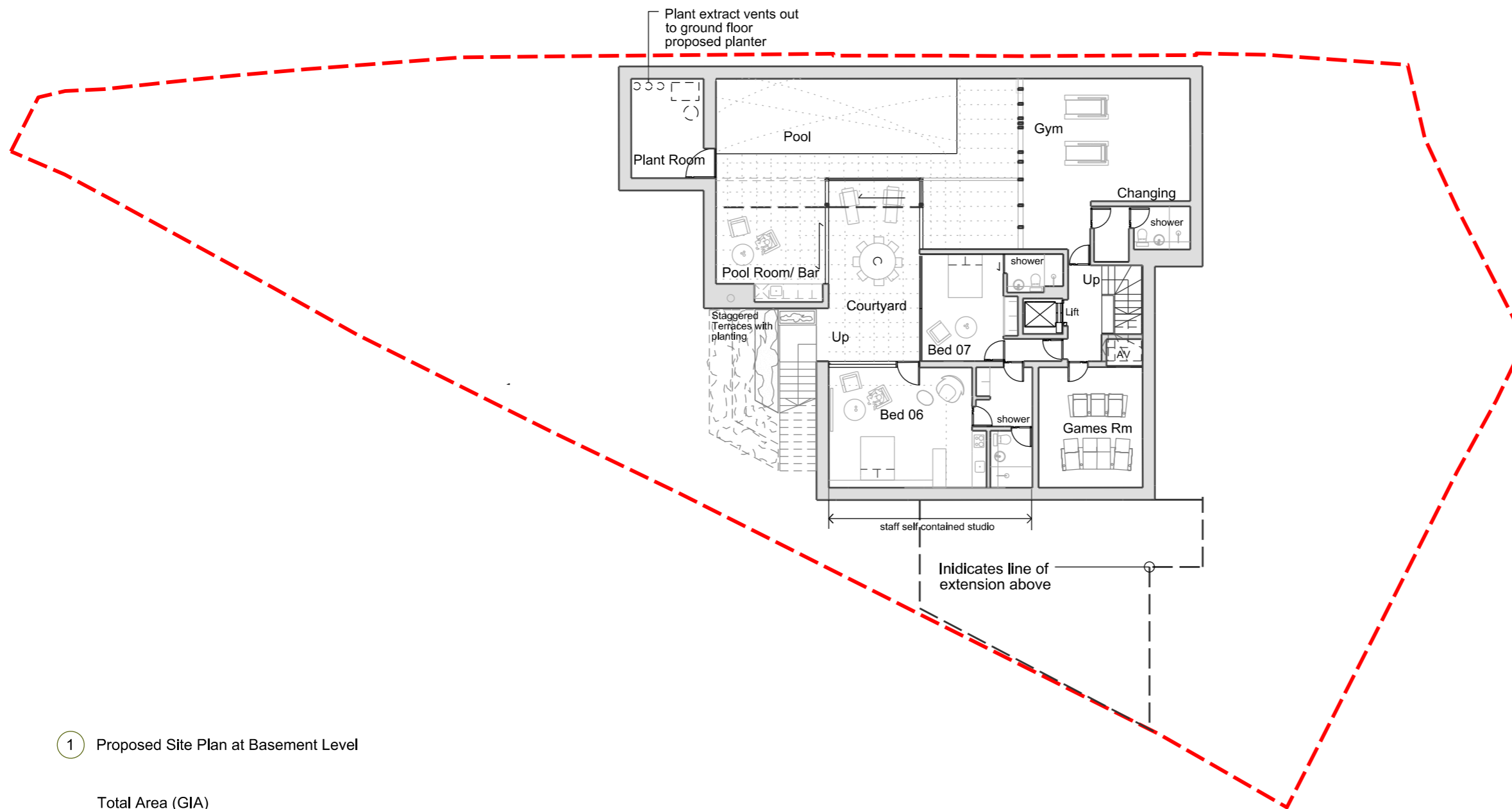
**Connecting people & property, perfectly.**

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 September 2021. Photographs and videos dated September 2021.

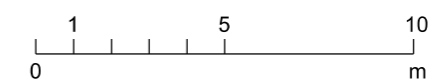
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1 Proposed Site Plan at Basement Level

Total Area (GIA)  
270 sq m (2906 sq ft)

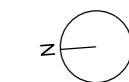
--- Denotes Boundary Line at Ground Floor Level



notes

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--- Denotes Boundary



project

118 Burbage Road  
London  
SE24 9HD

client

Mark Peachey

architect

williams griffiths

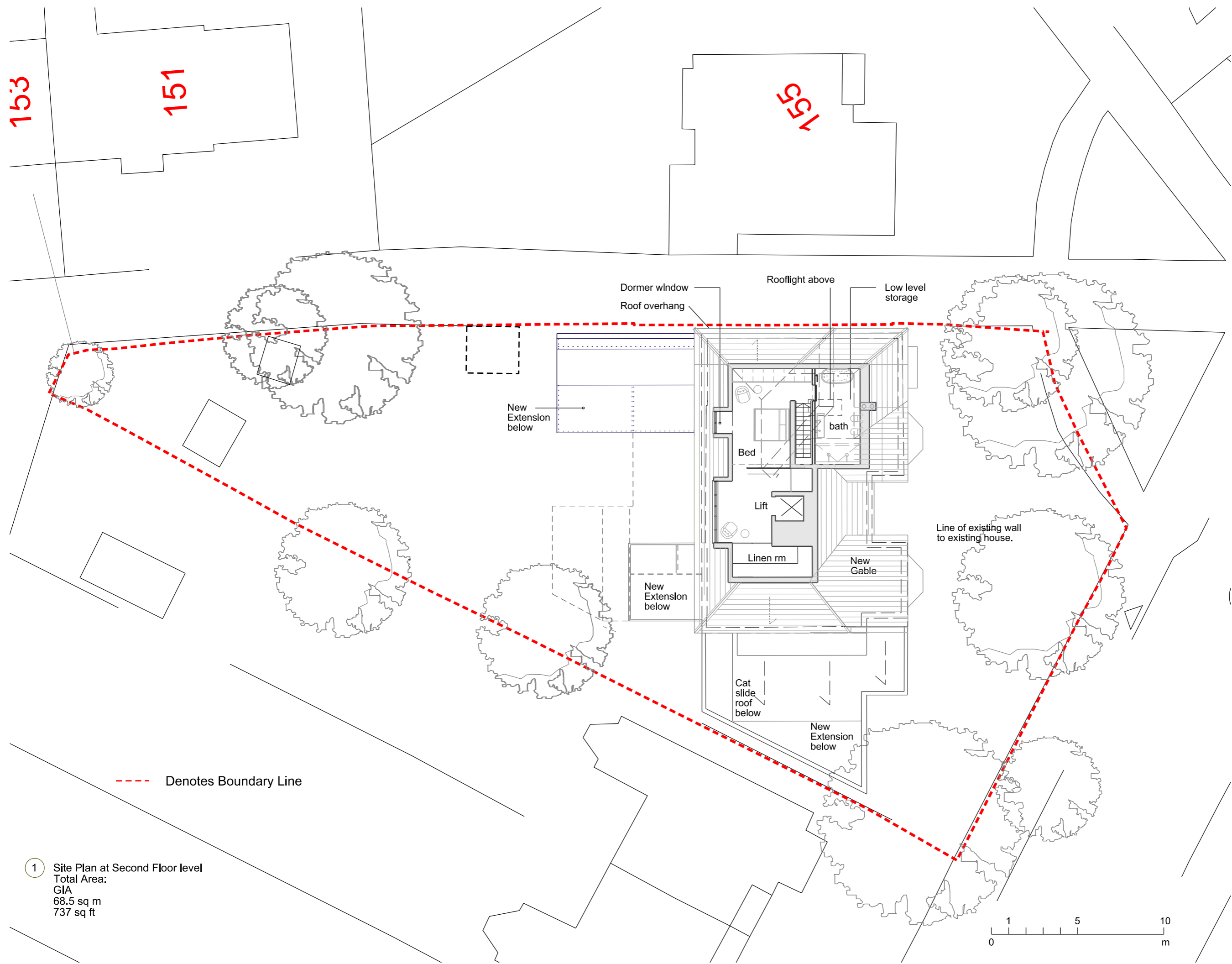
The Cooperage, 91 Brick Lane  
London, E1 6QL  
+44 (0) 203 773 8174  
studio@williamsgriffiths.co.uk

drawing title

Proposed Site Plan  
at Basement Level

scale @ A1	drawn	date
scale @ A3	checked	
1:100	SG	Nov 2021
1:200		

job no.	dwg no.	rev
127	200	P2



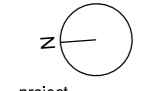
153

151

151

revisions	date	rev
Issued to Dulwich Estates	01.12.21	A
Dimensions & notes added	07.01.22	B
Dormer windows amended	07.01.22	C
East Extension reduced in width (600mm) away from boundary. Roof light amended to West Extension		
Submitted for Planning Approval	29.03.22	P2

notes  
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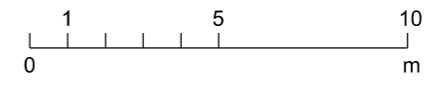
drawing title  
Proposed Site Plan at  
Second Floor Level

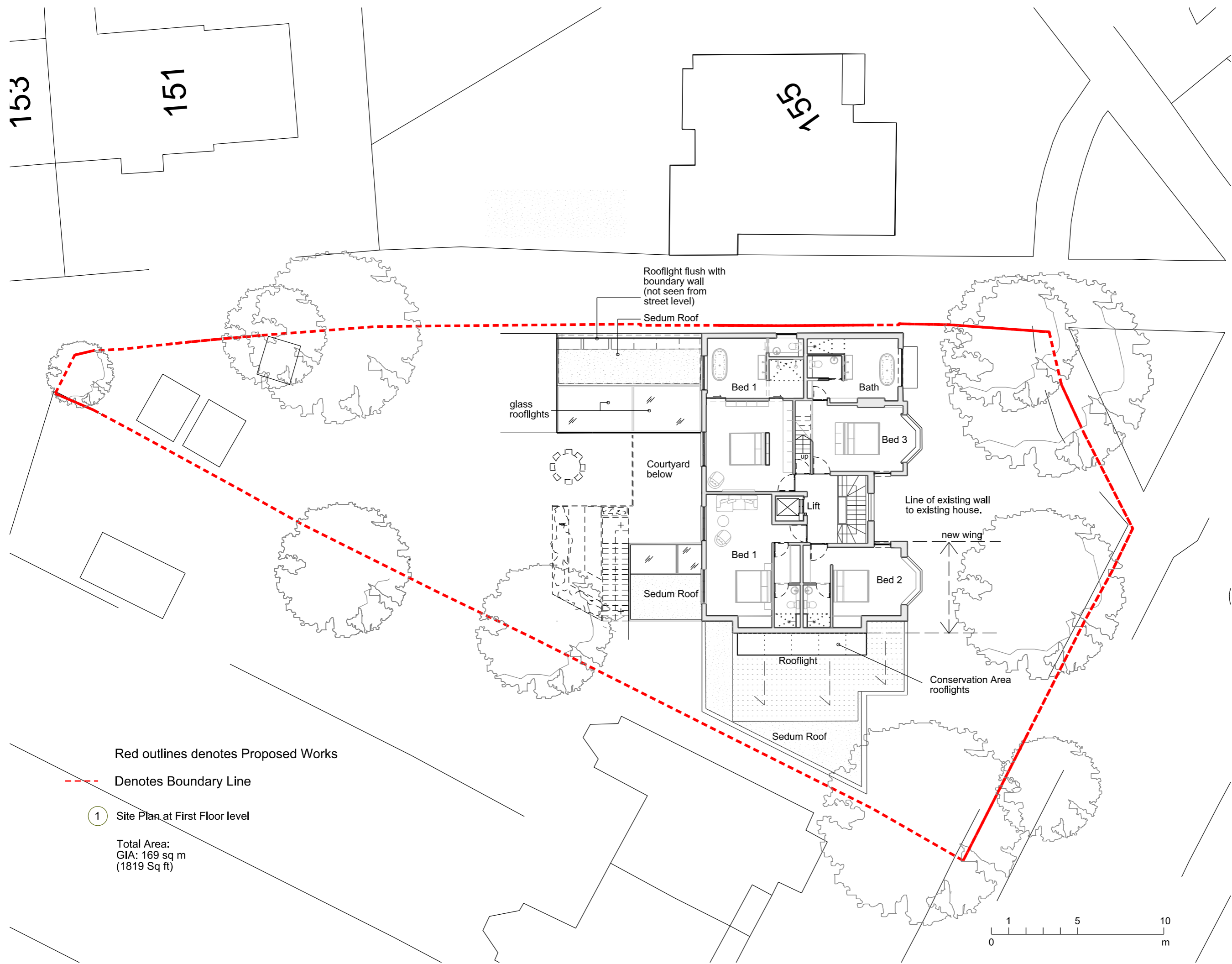
scale @ A1	drawn	checked	date
1:100	SG		Nov 2019
1:200			

job no.	dwg no.	rev
127	203	P2

1 Site Plan at Second Floor level  
Total Area:  
GIA  
68.5 sq m  
737 sq ft

--- Denotes Boundary Line





revisions	date	rev
Issued to Dulwich Estates	01.12.21	A
Dimensions and notes added as requested by the Dulwich Estates	11.01.22	B
Windows amended to rear elevation. Rooflight amended to West flat roof extension.	16.03.22	C
Issued for Planning Approval	29.03.22	P2

notes  
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project  
 118 Burbage Road  
 London  
 SE24 9HD  
 client  
 Mark Peachey  
 architect

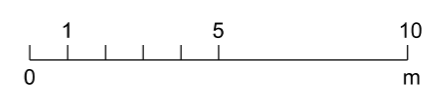
williams griffiths  
 The Cooperage, 91 Brick Lane  
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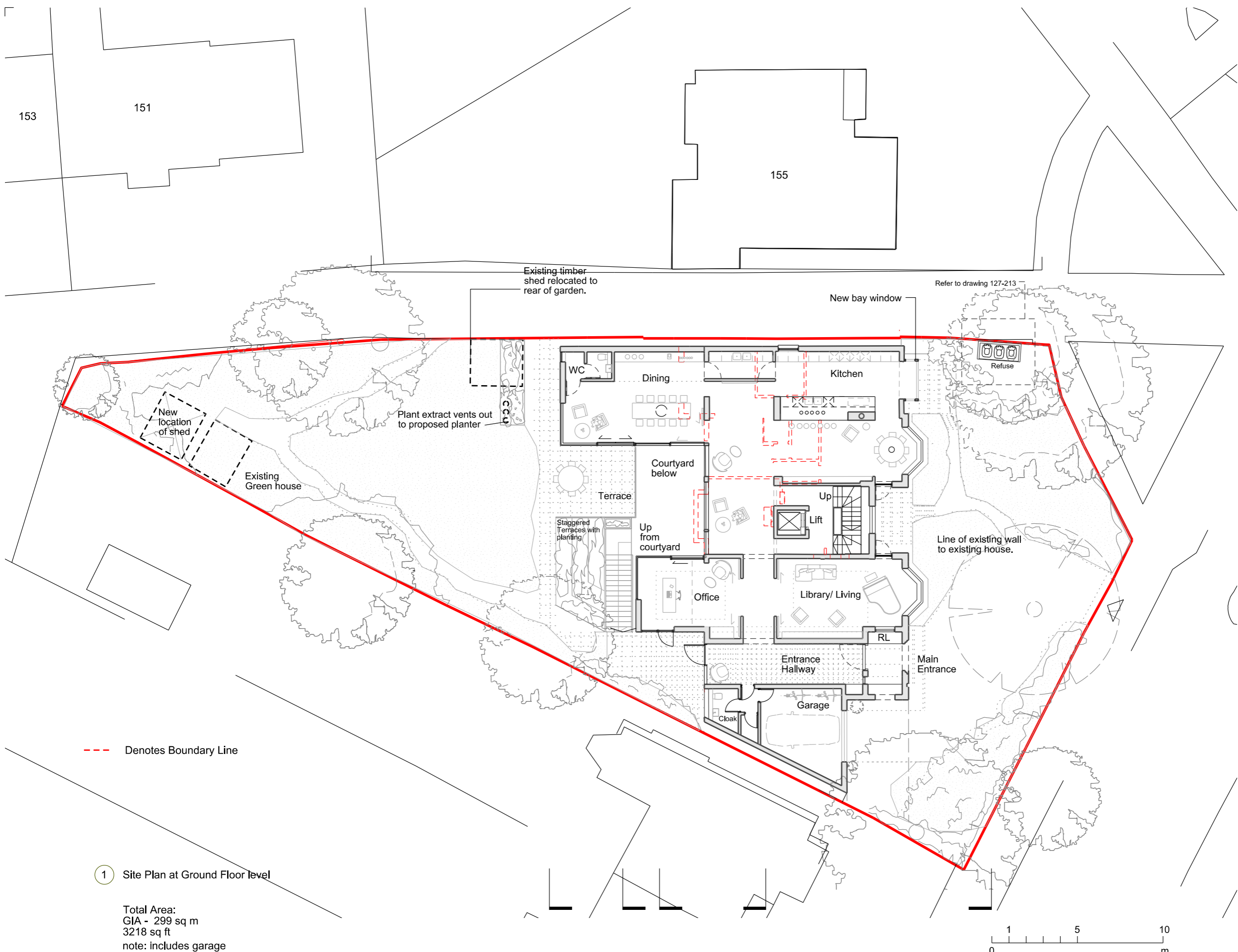
drawing title  
 Site Plan at First Floor

scale @ A1	drawn	checked	date
1:100	SG		Nov 2021
1:200			

job no.	dwg no.	rev
127	202	P2

Red outlines denotes Proposed Works  
 --- Denotes Boundary Line  
 1 Site Plan at First Floor level  
 Total Area:  
 GIA: 169 sq m  
 (1819 Sq ft)

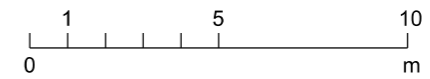




--- Denotes Boundary Line

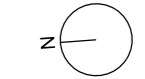
1 Site Plan at Ground Floor level

Total Area:  
 GIA - 299 sq m  
 3218 sq ft  
 note: includes garage



revisions	date	rev
Issued to Dulwich Estates	01.12.21	A
Dimensions added as requested by Dulwich Estates	06.01.22	B
Eastern boundary amended	15.03.22	C
Extract from basement moved further away from boundary & hidden in planting. Proposed shed location indicated. Above as requested by Dulwich Estates		
Issued for Planning Approval	29.03.22	P2

notes  
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drawing title

Site Plan at Ground Floor Plan

scale @ A1	drawn	checked	date
1:100	SG		Nov 2021
1:200			

job no.	dwg no.	rev
127	201	P2