



Woodwarde Road, Dulwich Village **SE22**





Description

Nestled in the heart of the prestigious Dulwich Village, this captivating six bedroom semi-detached period property presents a rare opportunity to reimagine a lovely family home.

A standout feature of this property is the secluded and enchanting south west-facing rear garden that opens up endless possibilities for extensions, subject to the usual consents.

The property exudes character with its high ceilings, ornate mantelpieces, original tiling and cornicing throughout all from the 19th century. These architectural elements serve as a testament to the timeless elegance of this home.

In need of some refurbishment, this residence stands as a blank canvas, awaiting the touch of a visionary to transform it in to a masterpiece.

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.

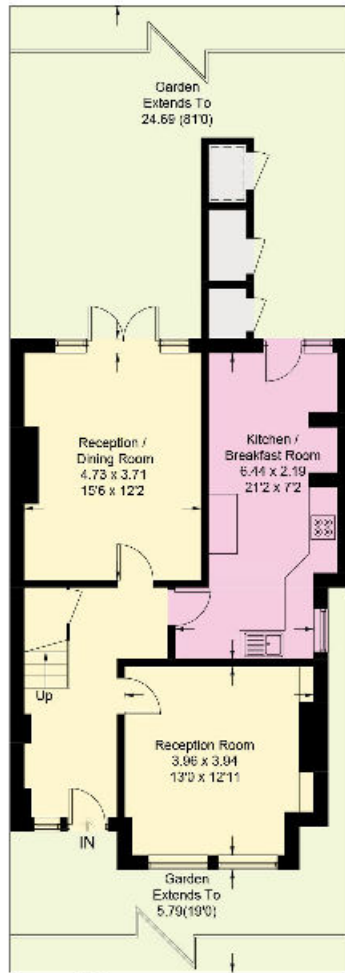
The green space of Dulwich Park is also within walking distance as are the cafes, boutiques and amenities of Dulwich Village and Dulwich Picture Gallery.

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.

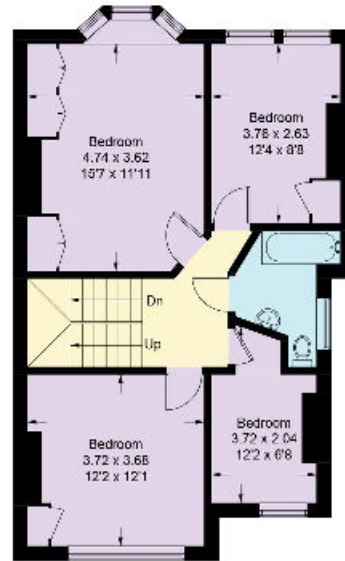
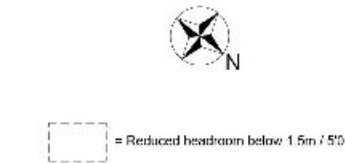
Tenure: Freehold EPC: {TBC} Council Tax Band: G

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

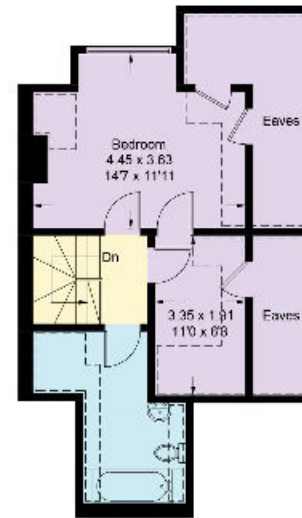




Ground Floor
689 sq ft / 64.0 sq m



First Floor
689 sq ft / 64.0 sq m



Second Floor
463 sq ft / 43.0 sq m
(Including Reduced Headroom & Eaves)

Approximate Gross Internal Area = 152.2 sq m / 1639 sq ft
 External Storage = 2.3 sq m / 25 sq ft
 (Excluding Reduced Headroom & Eaves)
 Reduced Headroom & Eaves = 18.8 sq m / 202 sq ft
 Total = 173.3 sq m / 1866 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.

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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 November 2023. Photographs and videos dated November 2023.

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