



Great Spilmans, Dulwich Village **SE22**





Description

An iconic 1960s post-war link-detached property located within The Dulwich Estate, representing the best of mid-century modern architecture.

Located on a desirable private road close to the Village, the property boasts ample lateral living accommodation including an expansive reception/dining area, designed to capture natural light from both the rear courtyard garden, which enjoys the morning sunshine as well as the front garden that benefits from the afternoon sunshine.

The contemporary kitchen has plenty of storage space as well as integrated appliances and bi-folding doors open seamlessly on to the secluded courtyard. In addition, the ground floor bedroom/TV room with an en suite shower room offers more practical and adaptable space.

A flexible room to the rear of the property can be accessed directly from the courtyard as well as the ground floor bedroom which can serve as a home office/studio space with access to the utility room and through to the front garden.

Upstairs, three well-proportioned bedrooms, including a generous principal room with built in storage, ensure ample accommodation for families or guests. The first floor also houses the main family bathroom.

Outside, the mature front garden bordered by trees and shrubs, enhances the property's sense of privacy and additionally there is also off-street parking for one car.

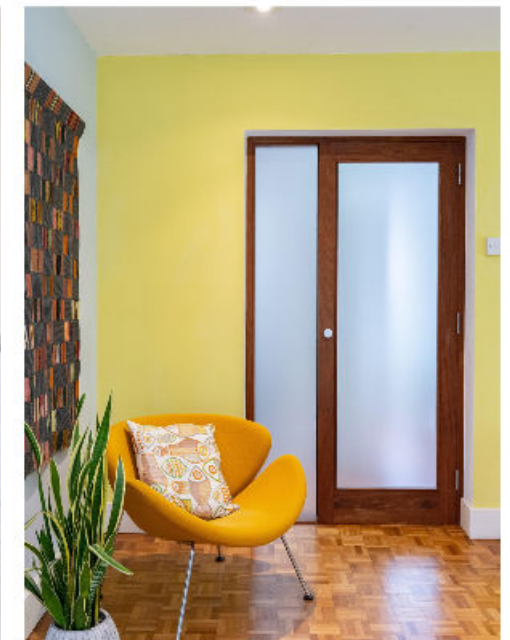
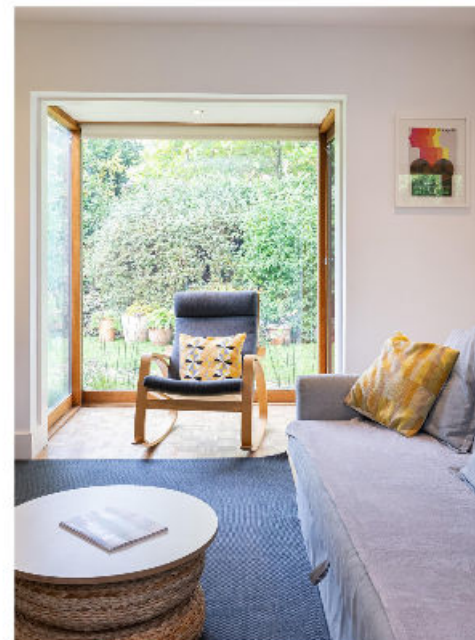
Location

The property is ideally located within close proximity of both Dulwich Village and East Dulwich. The area's excellent schools include Dulwich Hamlet Junior School (0.3 miles) and Dulwich Village Infants (0.2 miles), Alleyn's School (0.2 miles), James Allen's Girls' School (0.04 miles), The Charter School (0.6 miles) and Dulwich College (1.3 mile). There are also excellent transport options nearby with North Dulwich Rail Station (0.3 miles) and East Dulwich Rail Station (0.7 miles). Bus routes in to central London are available from nearby Lordship Lane. All distances are approximate.

Tenure: Freehold EPC: C Council Tax Band: F

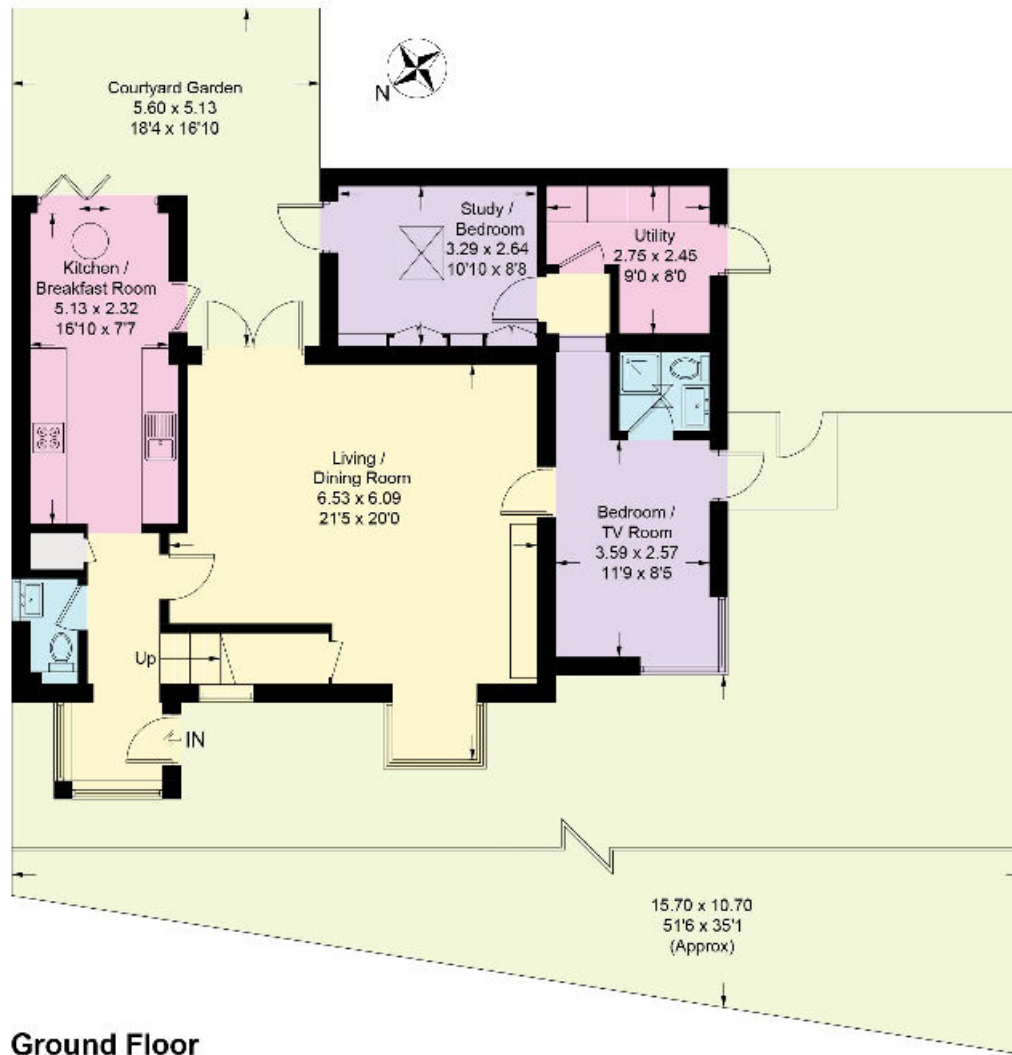
Local Authority: Southwark Council and The Dulwich

Estate Scheme of Management









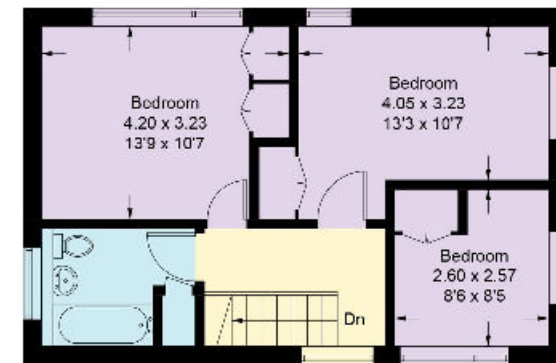
Guide Price £1,325,000

Ground Floor = 88.0 sq m / 947 sq ft

First Floor = 44.5 sq m / 479 sq ft

Total = 132.5 sq m / 1426 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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Ground Floor

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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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