



Village Way, Dulwich Village **SE21**

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## Description

Located on Village Way with additional access from Half Moon Lane, this is a rare opportunity to purchase a semi-detached south facing secluded plot on the Dulwich Village / North Dulwich borders.

Currently a three bedroom family home, this is an enchanting plot with a detached garage and off street parking from Half Moon Lane with pedestrian access from Village Way. The house is set in generous grounds approaching 0.25 acres and there is plenty of scope to add value, extend, build and / or create additional dwellings, subject to the usual consents.

We are informed a recent pre-application enquiry to Southwark Council confirmed development potential with the site divided into three plots with the retention and extension of the existing house and construction of 2 additional detached houses.

## Location

Village Way is ideally situated for both train and bus connections. North Dulwich rail station (0.1 miles) offers Southern services to London Bridge and Herne Hill rail station (0.5 miles) offers Southeastern services to London Victoria and Thameslink services to London Blackfriars, Farringdon, St. Pancras International and Luton Airport.

Local schools are excellent: Dulwich Infant Primary School, Dulwich Hamlet Junior School, Judith Kerr Primary School and The Charter School are all nearby as are many world renowned independent schools including Dulwich College, Dulwich Prep, Alleyn's School and James Allen's Girls' School.

The many amenities of Dulwich Village, Herne Hill and East Dulwich are nearby with their range of boutique shops, cafes and restaurants, as are Dulwich Park, Brockwell Park and the Dulwich Picture Gallery.

## Tenure

Freehold

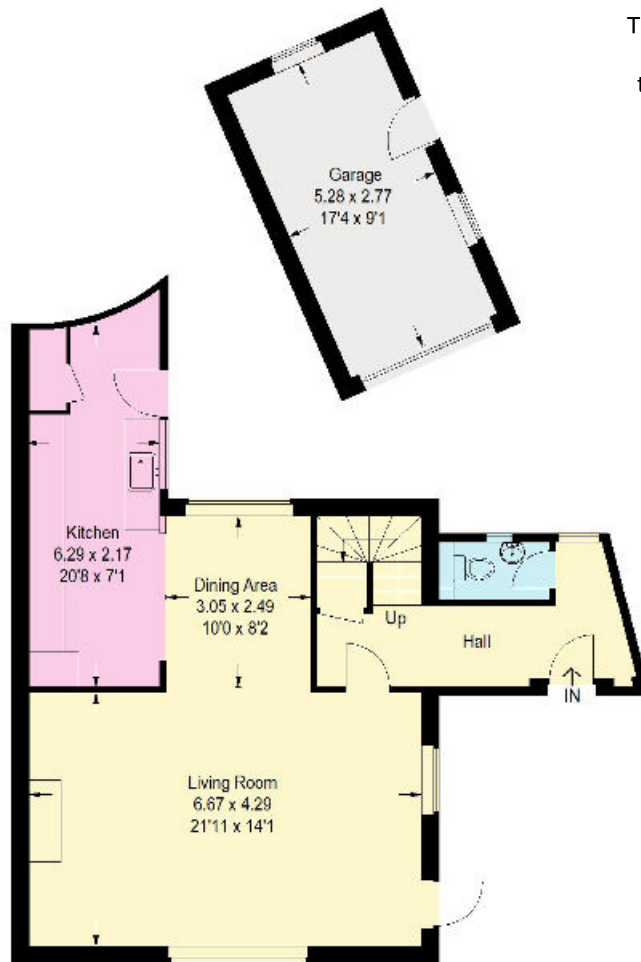
## EPC

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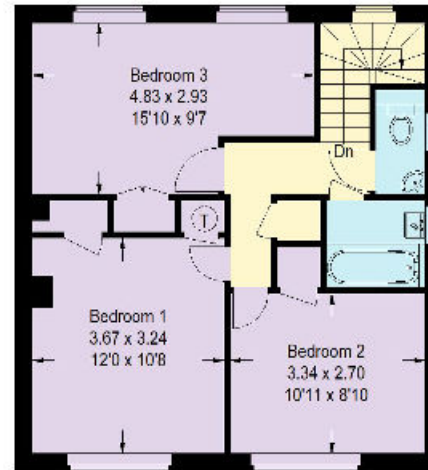


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

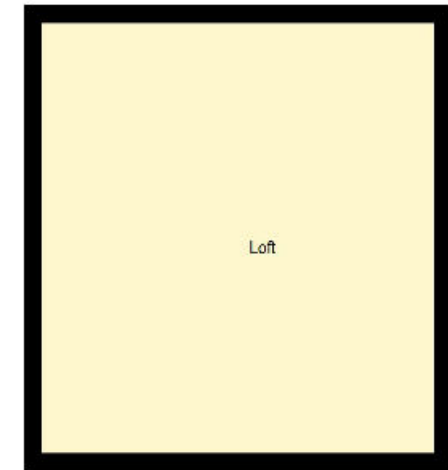
Approximate Gross Internal Area  
 Ground Floor = 66.1 sq m / 711 sq ft  
 First Floor = 49.9 sq m / 537 sq ft  
 Second Floor = 46.6 sq m / 502 sq ft  
 Garage = 14.8 sq m / 159 sq ft  
 Total = 177.4 sq m / 1909 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

Knight Frank  
 Dulwich  
 1c Caltan Avenue  
 Dulwich  
 SE21 7DE  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

Christopher Burton FNAEA  
 020 3815 9417  
[chris.burton@knightfrank.com](mailto:chris.burton@knightfrank.com)

Catherine Stage  
 020 3815 9414  
[catherine.stage@knightfrank.com](mailto:catherine.stage@knightfrank.com)

Nick Stops  
 020 3815 9413  
[nick.stops@knightfrank.com](mailto:nick.stops@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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