



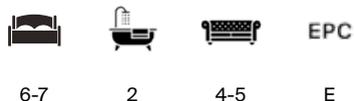
ALLEYN ROAD

West Dulwich, SE21



DOUBLE-FRONTED DETACHED PERIOD HOME

A 6-7 bedroom, double-fronted, detached Victorian family home on a prestigious road in West Dulwich.



Local Authority: London Borough of Southwark & The Dulwich Estate Scheme of Management

Council Tax band: H

Tenure: Freehold

Guide Price: £3,750,000



ALLEYN ROAD

A magnificent double-fronted Victorian residence, beautifully presented and offering expansive, flexible living and entertaining space, complemented by a superb west-facing garden and generous off-street parking for several cars.









THE GROUND FLOOR

Stepping through the charming stained-glass front door, the grand entrance hall immediately amazes with its impressive ceiling height and intricate period detailing. The principal double reception room, filled with natural light from its dual aspect sash windows, provides a refined setting for both relaxation and entertaining, with exquisite ceiling heights enhancing the sense of space. A further reception room, currently arranged as a study, also offers the potential for an additional sitting room, dining room or playroom.

At the heart of the home, the spacious kitchen entertaining space and family room enjoys an enviable garden aspect, creating a wonderful hub for everyday living. The mature west-facing garden is a true highlight, featuring a beautifully manicured lawn, charming rose bushes and a generous patio – perfect for outdoor dining and entertaining. Downstairs, the substantial cellar provides excellent storage, a dedicated laundry/utility area and a convenient cloakroom.







THE FIRST FLOOR & SECOND FLOOR

The first floor boasts four generous bedrooms, including the main bedroom with its own dressing room. A beautifully appointed family bathroom serves the bedrooms.

The second floor offers three additional bedrooms, one currently used as a reception/playroom, along with a second family bathroom. Ample eaves and loft storage further enhance the practicality of this exceptional home.

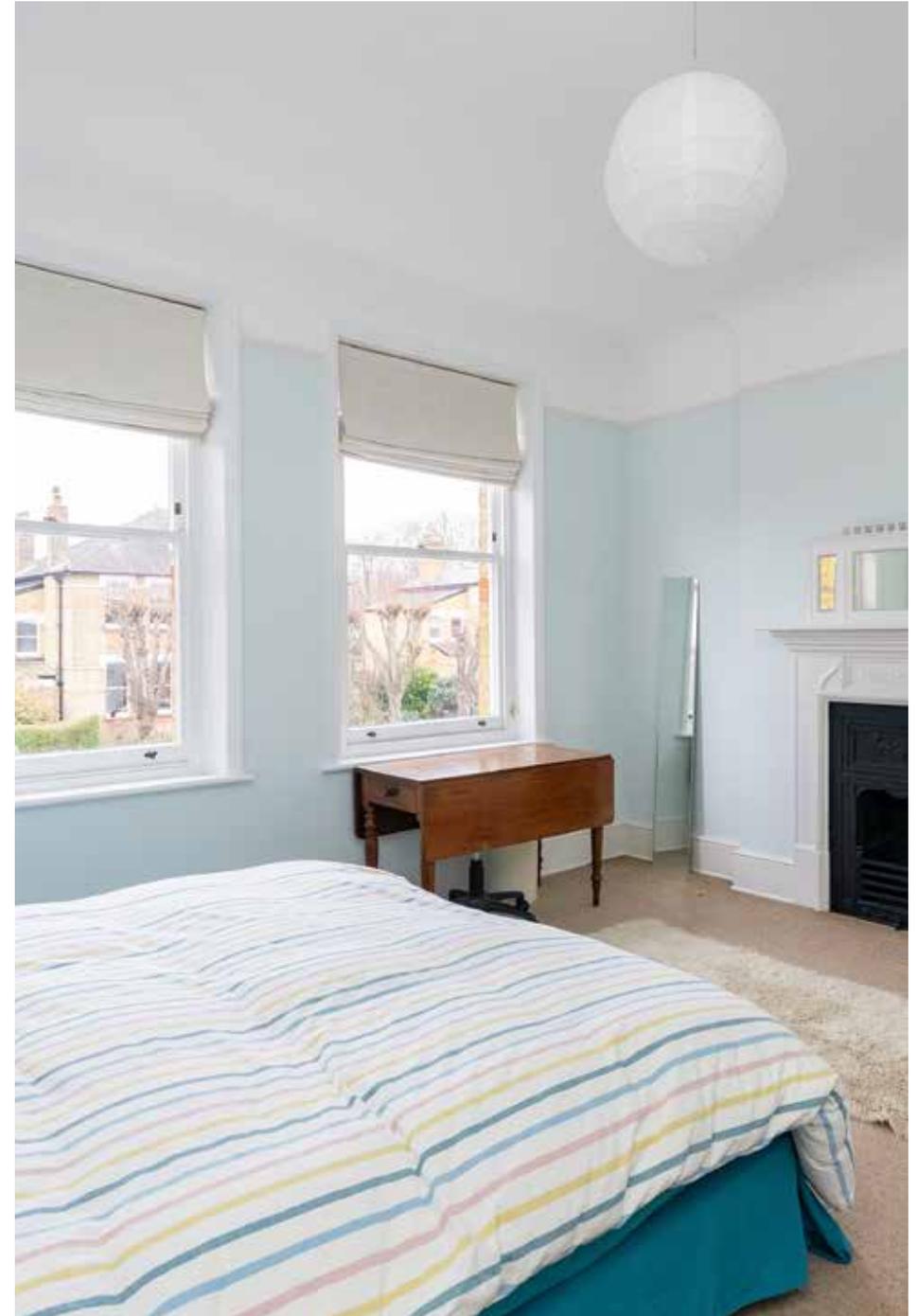
With its impressive proportions and refined period features, this distinguished home offers a rare opportunity to acquire a truly special property in a prime location.





THE LOCATION

The house is situated at the northern end of Alleyn Road, moments from the amenities of Park Hall Road and a short distance from West Dulwich station and several popular schools. The area offers an excellent selection of local amenities, with West Dulwich and Dulwich Village providing a range of independent shops, cafés, restaurants and health and wellness outlets. Popular spots include Dulwich Books, La Gastronomía café and delicatessen, Cook, a Tesco Express and the Dulwich Bakery. Families benefit from access to an excellent range of schools, including highly regarded independent options such as Dulwich Prep & Senior, Dulwich College, JAGS and Alleyn's School, as well as sought-after state schools, including Kingsdale Foundation School. Transport links are excellent: From West Dulwich Station (0.4 miles) there are frequent direct services to London Victoria, via Herne Hill (for Thameslink services) and Brixton (for the Victoria line) and, during the rush-hour, frequent direct services to London Blackfriars.







Alleyn Road, SE21

Approximate Gross Internal Area = 385.7 sq m / 4151 sq ft
 (Including Basement / Excluding Reduced Headroom / Eaves Storage)
 Reduced Headroom / Eaves Storage = 9.5 sq m / 102 sq ft
 Total = 395.2 sq m / 4253 sq ft



Approximate Gross Internal Area = 385.7 sq m / 4,151 sq ft (Including Basement/ Excluding Reduced Headroom/ Eaves Storage) | Eaves Storage = 9.5 sq m / 102 sq ft
 Inclusive Total Area = 395.2 sq m / 4,253 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Catherine Stage
020 3815 9410
catherine.stage@knightfrank.com

Knight Frank Dulwich
1C Calton Avenue
London, SE21 7DE

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

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 February 2026. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.