



## HEXHAM ROAD

West Dulwich, SE27



# A WONDERFUL FAMILY HOME LOCATED IN WEST DULWICH

This wonderful, chain-free family home in West Dulwich offers over  
1,453 sq ft of well-proportioned accommodation.



3-4



2



2

EPC

D

Local Authority: London Borough of Lambeth

Council Tax band: E

Tenure: Freehold

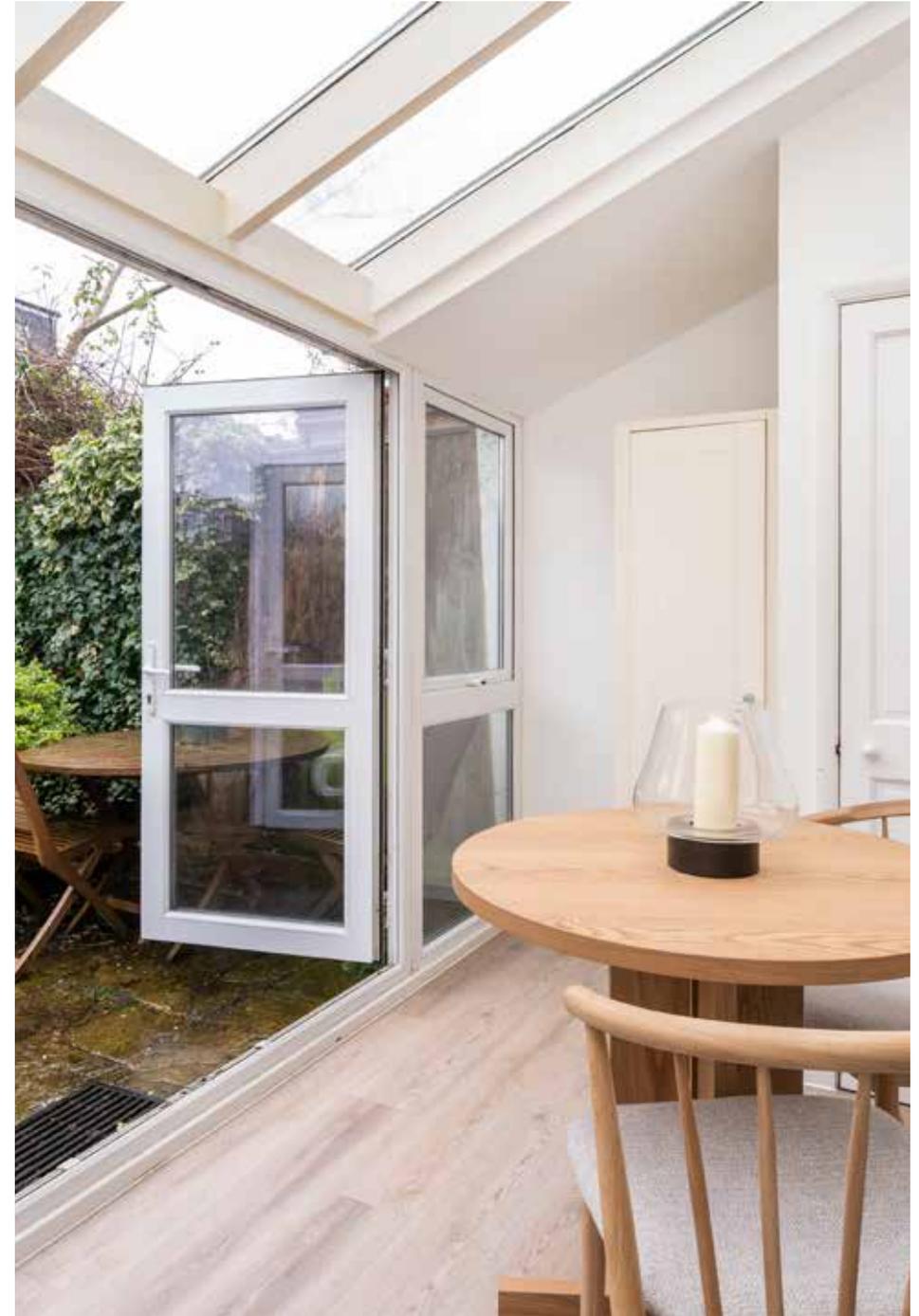
Guide price: £900,000

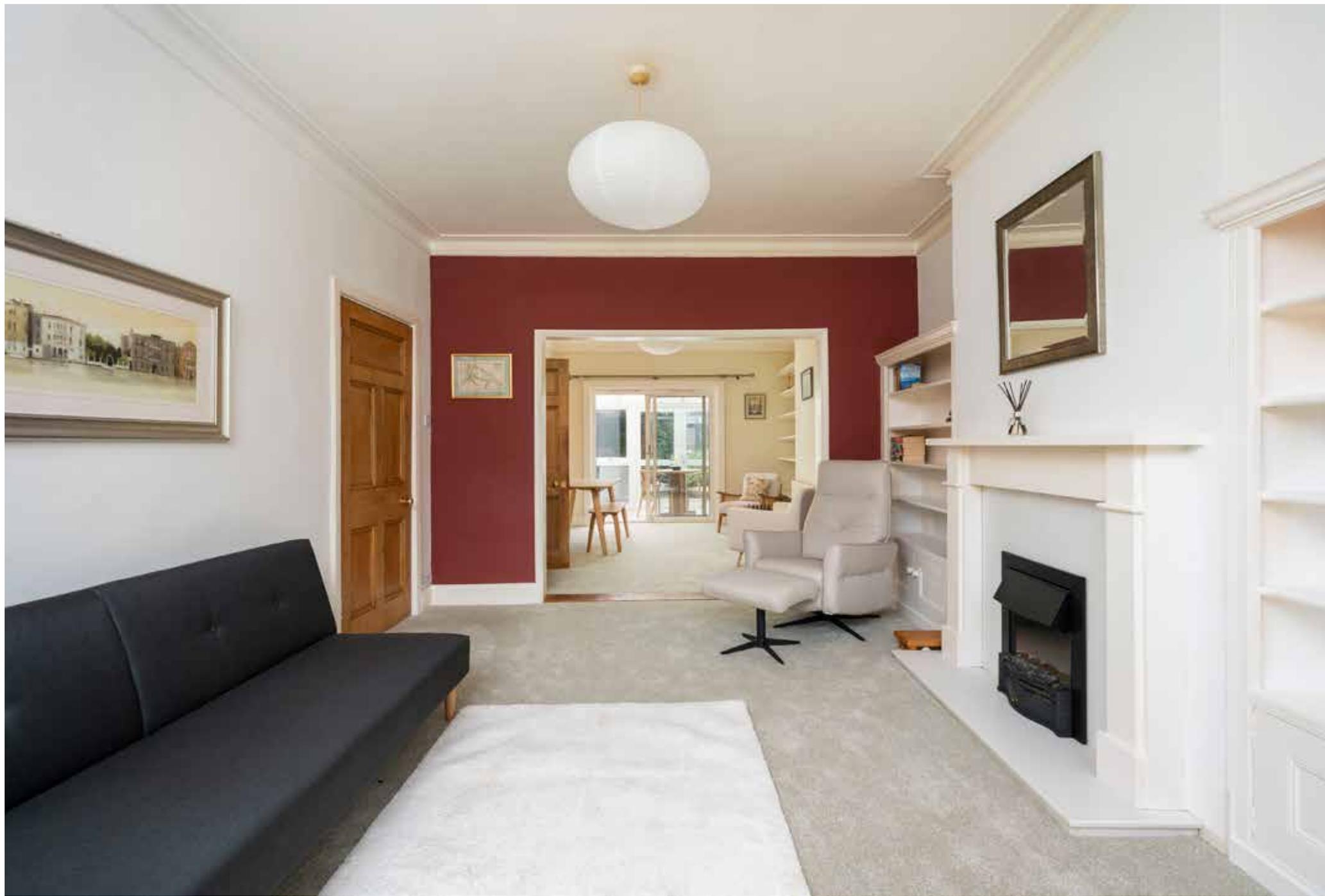


## HEXHAM ROAD

This charming, three to four bedroom terraced house is located on a serene residential road and has excellent transport links nearby.

The ground floor comprises a bright, double reception area and a conservatory with a storage cupboard, leading into the north-east facing garden with two patio areas and plenty shrubbery. The kitchen and a separate WC complete this floor.







On the first floor, there are two well-proportioned double bedrooms, one with a statement fireplace and the other with bright, bay windows, and a third bedroom currently used as a study. These rooms are serviced by a family bathroom with a separate bath and shower and a storage cupboard.

Upstairs on the second floor, a final double bedroom is serviced by a second bathroom with a shower. Plenty of eaves storage is also available on this floor.



## THE LOCATION

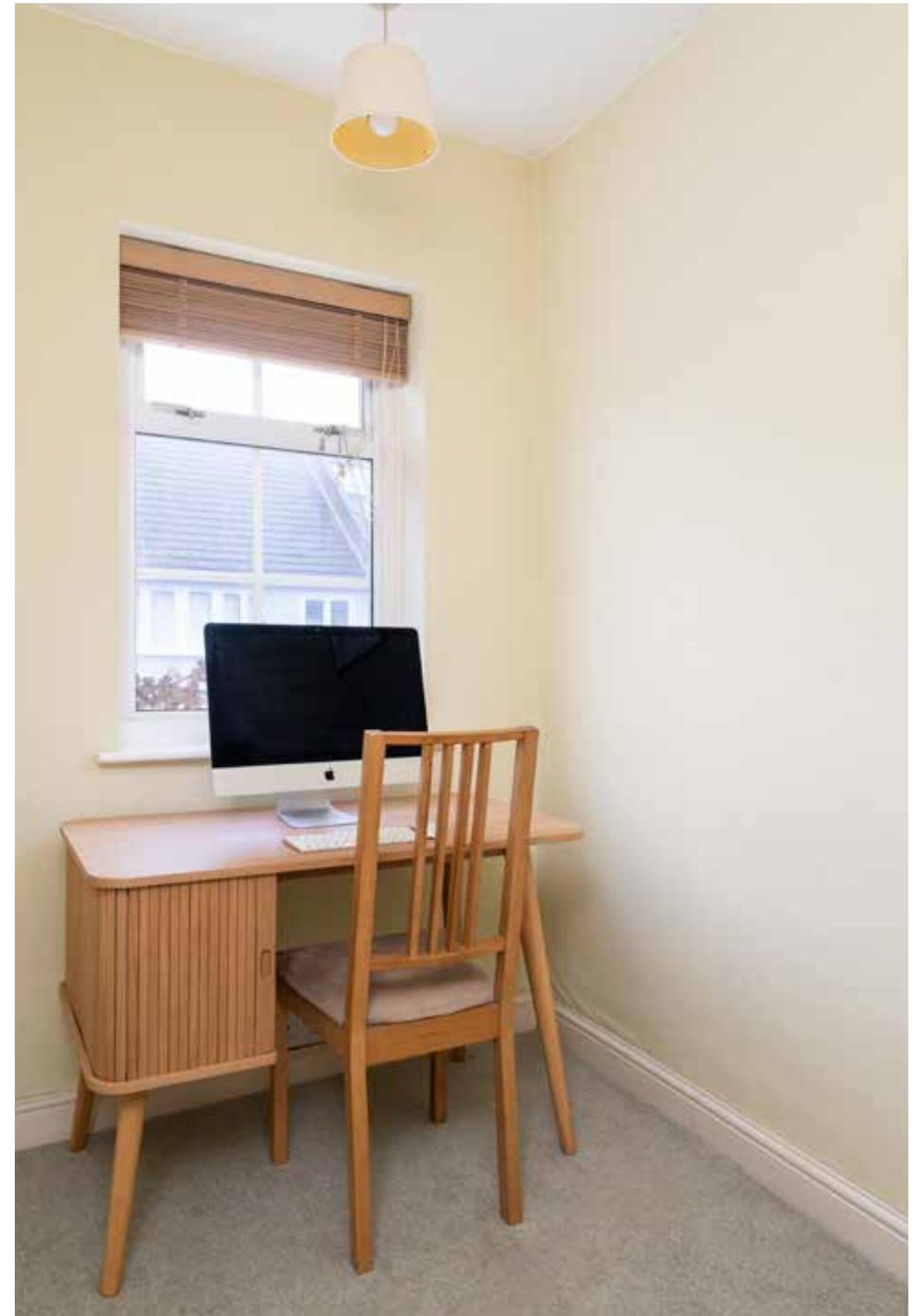
Particularly well located for transport links, Hexham Road is a quiet residential street on the border of West Dulwich and West Norwood.

Three railway stations are in close proximity: Tulse Hill (0.6 miles) offering services to London Blackfriars and London Bridge, West Dulwich (0.6 miles) has services to London Victoria and West Norwood (0.6 miles) offers services to Balham and Clapham Junction.

Sought-after independent schools are also close by including Rosemead Prep School, Dulwich Prep London, Oakfield Prep School and Dulwich College.

The independent shops of Rosendale Road and West Dulwich are a short distance away, as is bustling West Norwood High Street and the Picturehouse cinema.

All distances are approximate.







### Hexham Road, SE27

Approximate Gross Internal Area : 135.03 SQ.M / 1453 SQ.FT  
(EXCLUDING EAVES STORAGE)  
EAVES STORAGE 18.96 SQ.M / 204 SQ.FT  
INCLUSIVE TOTAL AREA 153.99 SQ.M / 1658 SQ.FT



Ground Floor  
671 ft<sup>2</sup>



Second Floor  
228 ft<sup>2</sup>



First Floor  
555 ft<sup>2</sup>

Approximate Gross Internal Area = 135.03 / 1,453 sq ft (Excluding Eaves Storage)  
Eaves Storage = 18.96 sq m / 204 sq ft  
Inclusive Total Area = 153.99 sq m / 1,658 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.

Jay Davis

020 3815 9410

[jay.davis@knightfrank.com](mailto:jay.davis@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 February 2026. 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.