

DALKEITH ROAD, SE21
£875,000 LEASEHOLD

A STUNNING THREE-BEDROOM VICTORIAN HOME WITH BEAUTIFULLY DESIGNED INTERIOR

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DESCRIPTION:

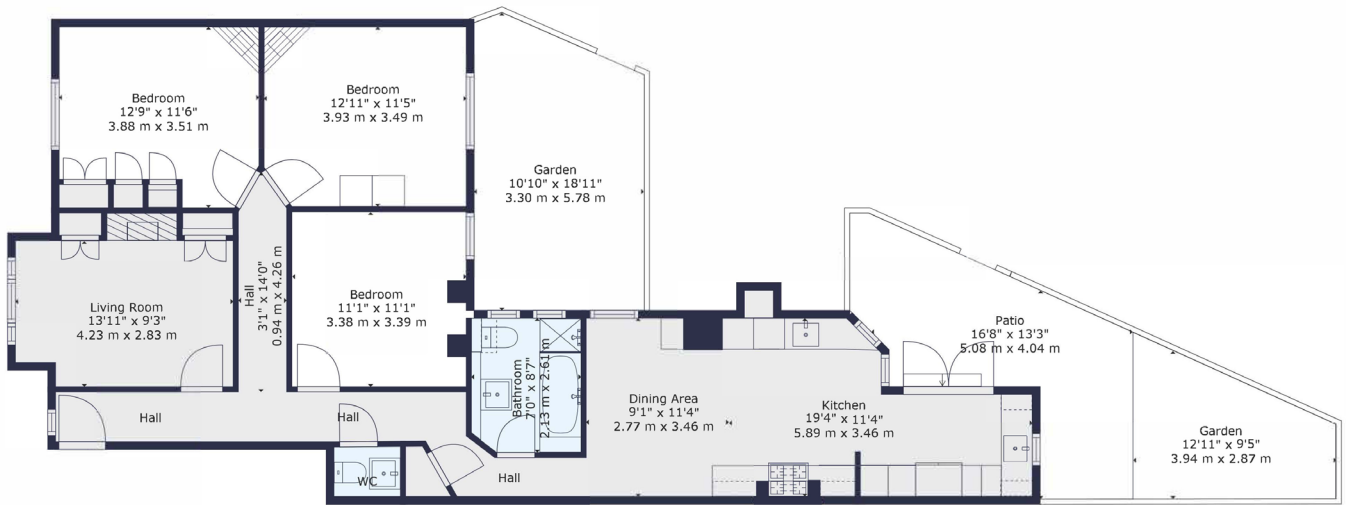
This beautifully presented three-bedroom Victorian conversion offers a seamless blend of period charm and contemporary design, providing 1,104 sq. ft. of well-proportioned living space. Ideally positioned between West Dulwich and Herne Hill, the property benefits from excellent transport links, local amenities, and nearby green spaces, making it an attractive home for families and professionals alike.

Occupying the ground floor of an elegant period building, this home boasts high ceilings, original fireplaces, and exquisite parquet flooring throughout. A welcoming entrance hall leads to a generous double reception room, featuring a striking colour palette, bespoke fitted cabinetry, and elegant shutters that enhance the home's sophisticated aesthetic. The heart of the home is the open-plan kitchen and dining area, designed with sleek cabinetry, a charming bay window, and direct access to a private landscaped garden—an ideal space for relaxing or entertaining. A second, larger garden is accessible via a communal side entrance, offering additional outdoor space with gated access linking both gardens. The property comprises three well-proportioned bedrooms, each thoughtfully designed with stylish finishes and period details. A beautifully appointed family bathroom with a contemporary finish complements the accommodation, alongside a separate WC for added convenience.

Perfectly located between West Dulwich and Herne Hill, the property benefits from superb transport connections, with West Dulwich (Thameslink) and Tulse Hill stations providing swift access to London Victoria, Blackfriars, and London Bridge. The vibrant local scene includes an array of independent cafés, boutique shops, and outstanding schools, while the open green spaces of Dulwich Park and Brockwell Park are just a short stroll away.







TOTAL: 1104 sq. ft, 103 m²

FLOOR 1: 1104 sq. ft, 103 m²

EXCLUDED AREAS: GARDEN: 287 sq. ft, 26 m², PATIO: 169 sq. ft, 16 m²

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 966 year and 10 months

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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