



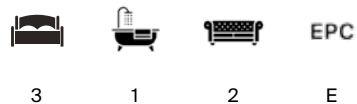
WOODWARDE ROAD

Dulwich Village SE22



SCOPE TO MODERNISE PERIOD HOME IN DULWICH VILLAGE

An unmodernised Victorian home offering exceptional potential on a
prime Village road.



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

Council Tax band: D

Tenure: Freehold

Guide Price: £1,750,000



WOODWARDE ROAD

A rare opportunity to acquire a chain-free four-bedroom Victorian home, offered for the first time in decades and retaining its original layout and configuration. Requiring comprehensive modernisation, this charming period property showcases a wealth of original features including ornate cornicing, decorative corbels, elegant door pediments and a collection of beautiful feature fireplaces. It presents an exceptional canvas for an incoming purchaser to extend, reconfigure and enhance (subject to the necessary consents), creating a truly bespoke family home. Positioned on one of Dulwich Village's most sought-after roads, this semi-detached house enjoys a desirable southerly aspect and a long, mature rear garden—an ideal backdrop for family living and future landscaping potential. Opportunities of this nature are seldom available. Early viewing is strongly recommended.









THE LOCAL AREA

Woodwarde Road is one of the most popular roads in Dulwich Village. This house is ideally situated for both the shops and amenities of the Village as well as cafes and boutiques in nearby Lordship Lane.

The lovely green open spaces and sports facilities of Dulwich Park are close by as are sought-after state schools (Dulwich Village Infants School, Dulwich Hamlet Junior Schol and The Charter School North Dulwich) are within easy reach as are world-renowned independent options such as James Allen Girls' School, Alleyn's School and Dulwich College.

North Dulwich Station (0.6 miles) provides direct and frequent services to London Bridge, whilst numerous buses at the end of the road provide services to Central London.





Woodwarde Road, London, SE22

Approximate Gross Internal Area = 1565 sq ft / 145.4 sq m
 External Cupboards = 16 sq ft / 1.5 sq m
 Total = 1581 sq ft / 146.9 sq m



Ground Floor



First Floor

Approximate Gross Internal Area = 145.4 sq m / 1,565 sq ft (Excluding External Cupboards)
 External Cupboards = 1.5 sq m / 16 sq ft
 Inclusive Total Area = 146.9 sq m / 1,581 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)

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