

GILKES CRESCENT

Dulwich Village SE21



IMPRESSIVE NEW BUILD PROPERTY IN DULWICH VILLAGE

Built by award-winning Aquinna Homes, this light and airy residence with underground parking and a split level garden has been thoughtfully designed and finished to create a turn-key family home.

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

Council Tax band: H | Tenure: Freehold

Service charge: Approximately £2,155.55 per annum, reviewed annually, next review 2026

New Homes 10-year guarantee, commencing from occupation

Aquinna Homes Customer Care two-year guarantee, commencing from occupation

Guide Price: £2,600,000





IN THE HEART OF DULWICH VILLAGE

Part of a boutique scheme by award-winning developer Aquinna Homes, this beautifully designed, light-filled residence offers underground parking and has been finished to an exceptional standard, creating a truly turn-key family home. It further benefits from a 10-year New Homes guarantee, alongside Aquinna Homes Customer Care two-year guarantee, both commencing from occupation. The property is accessed via a short flight of steps to the raised ground floor. Inside, oak flooring, generous ceiling heights, underfloor heating and discreet air conditioning throughout. The ground floor features an elegant reception room with floor-to-ceiling windows and a striking fireplace, alongside a superb open-plan kitchen with Leicht cabinetry, Miele appliances and Crittall-style doors opening onto a landscaped, southerly facing garden. Four en suite bedrooms are arranged over the upper floors, with a versatile lower ground floor offering additional living space or a fifth bedroom.









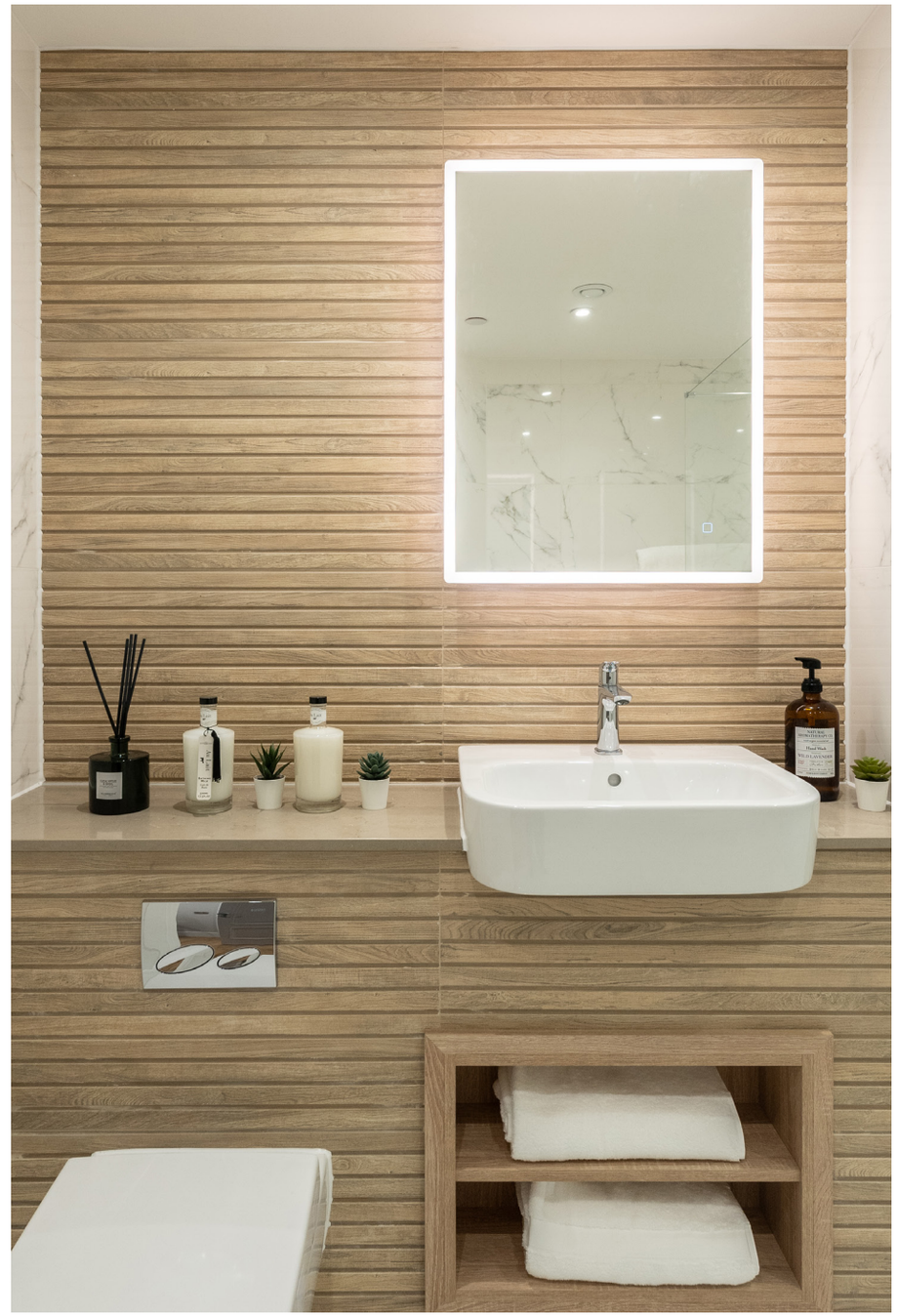
HIGHLY DESIRABLE LOCATION

Dulwich Village is a quiet, leafy, neighbourhood with excellent schools, sports facilities, lovely parks and good access to central London via London Bridge and Charing Cross.

The excellent schools include Dulwich Hamlet Junior School (0.3 miles) and Dulwich Village Infants (0.3 miles), Alleyn's School (0.1 miles), James Allen's Girls' School (0.3 miles), The Charter School (0.5 miles) and Dulwich College (1 mile).

Transport options nearby include North Dulwich Rail Station (0.4 miles) and East Dulwich Rail Station (0.7 miles). Bus routes in to central London are available from nearby Lordship Lane. All distances are approximate.

Please note, some of the images used are of the show house (unit 4) and CGI images are used for illustrative purposes only.







Approximate Gross Internal Area = 237.8 sq m / 2,560 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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