



# College Road

Dulwich, London SE21



# Imposing landmark Grade 11 listed Georgian property offering a carriage driveway and an exceptionally large garden situated in one of the most prestigious roads in Dulwich

A rare opportunity to acquire a substantial Georgian property set back from the road behind a carriage driveway to the front and rear of the house, providing parking for several cars. The house offers a self-contained annexe with kitchenette, bathroom and open plan living room/bedroom. Upon entering the main house, the large and welcoming hallway gives access to the principal reception rooms on the ground floor together with a sweeping staircase to the upper floors.



The ground floor comprises four large reception rooms all with high ceilings, Georgian style windows and lovely period features. The kitchen/breakfast room extends to the separate utility room. There is a separate cloakroom on this floor. The first floor comprises two large double bedrooms, the master has an en suite dressing room to the front and an large en suite bathroom to the rear. On this floor there is another double bedroom which leads from the large internal sitting area. This floor boasts a large family bathroom which is adjacent to the bedroom. There is a separate cloakroom on the half landing.





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On the second floor there are two double bedrooms, the larger of the two can easily be divided to create a fifth double bedroom. There is a family bathroom on this floor.

A major feature of the property is the sensational garden which wraps round the house. There is generous off street parking via remote controlled gates to the front and the rear.

College Road is well situated in close proximity to the shops and restaurants of the Village, as well as The Picture Gallery and Dulwich Park. Sydenham Hill Golf Course is nearby. Dulwich offers an excellent selection of schools and good transport links. The nearest station is North Dulwich with services into London Bridge, West Dulwich is also close and offers a regular service to Victoria.

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#### ACCOMMODATION

- Entrance hall
  - Kitchen
  - Dining room
  - Drawing room
  - Family room
  - Sitting room
  - 4 bedrooms in the main house (with potential to make 5 beds)
  - Dressing room
  - 3 bathrooms
  - 2 Cloakroom
  - Carriage driveway to the front and rear
  - Large garden
  - Separate annexe with kitchenette and bathroom
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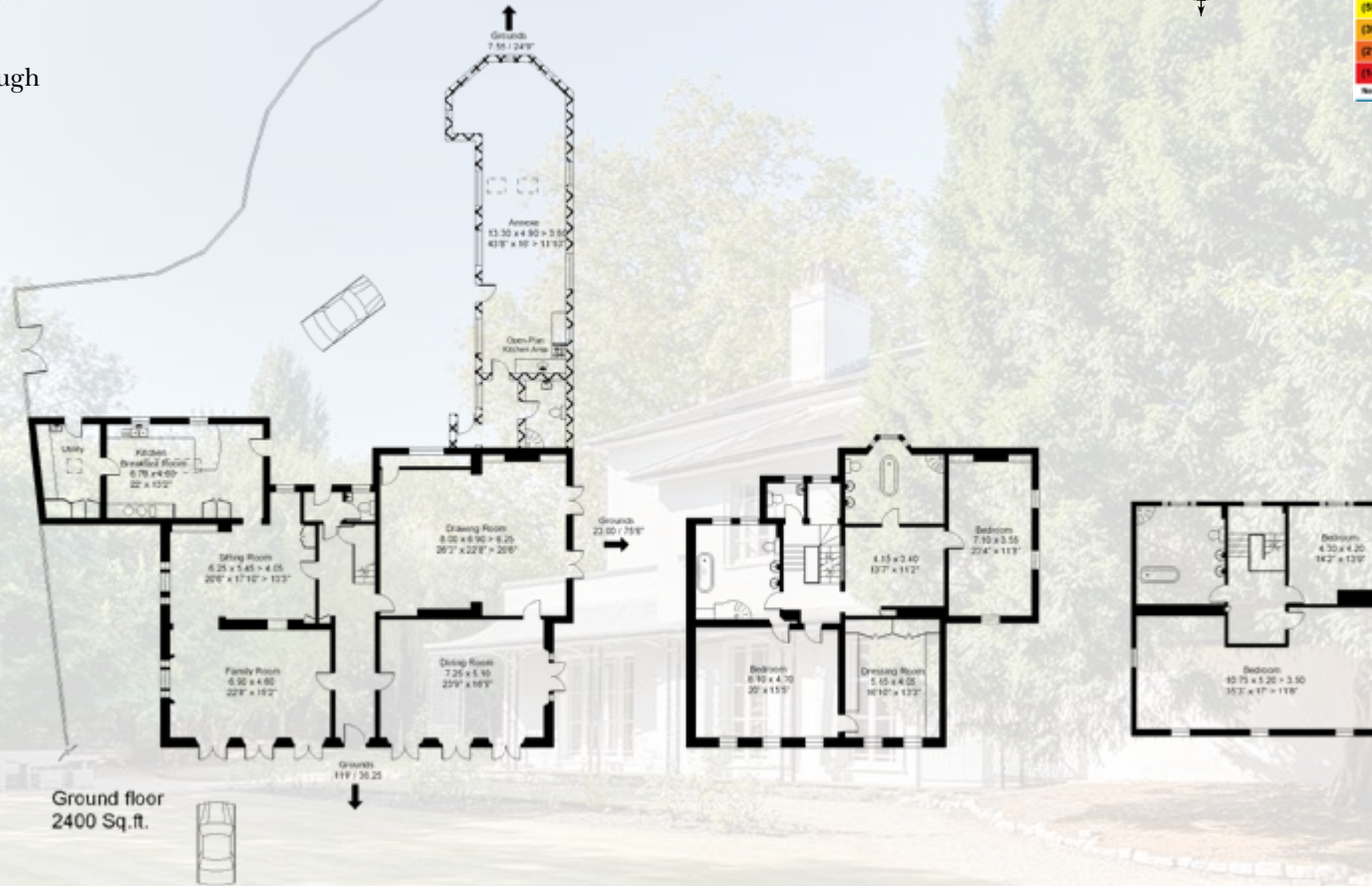


Gross internal area (approx.)  
467.0 sq m (5,027 sq ft)  
Plus annexe 62.4 sq m (672 sq ft)

Tenure: Freehold  
Local Authority: London Borough  
of Southwark



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	Potential	
	78	
57		



Viewing: Strictly by appointment with Savills.

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