



Birkbeck Hill, SE21

Offers IEO: £900,000 *Freehold*

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KEY FEATURES

- Three bedroom Victorian family home
- Refurbished to exceptional high standard
- Open plan kitchen breakfast room
- Delightful eighty foot landscaped garden
- Detached timber garden office outbuilding
- Double reception with period features
- Useful ground floor guest WC
- Close to excellent Dulwich schools

Positioned on a sought-after residential street, this handsome three-bedroom Victorian home has been refurbished to an exceptional standard throughout. The front door opens into a welcoming hallway laid with warm herringbone parquet flooring, leading through to a spacious double reception room. Illuminated by a classic bay window fitted with plantation shutters, this elegant living space features a period fireplace surround and detailed ceiling plasterwork. Towards the rear, the ground floor opens into an impressive kitchen and breakfast room extending over eight metres in length. Outfitted with white shaker cabinetry, quartz worktops, and integrated appliances, the room offers a bright dining area illuminated by a skylight and glass doors opening directly onto the garden. A practical downstairs cloakroom with a guest WC is neatly positioned off the hallway. Outdoors, the delightful rear garden extends over 80 feet, beautifully landscaped with a paved patio area and lawn. Positioned at the back of the garden sits a versatile timber outbuilding, ideal for use as a dedicated home office or studio. Ascending to the first floor, the landing connects three well-proportioned bedrooms and a stylish family bathroom. The principal bedroom spans the full width of the front facade, featuring twin windows and a feature cast iron fireplace. The second double bedroom sits centrally, while a third bedroom is quietly located to the rear overlooking the garden. Serving this level, the family bathroom is finished with a bathtub with an overhead shower, a modern vanity basin, and patterned floor tiling. Birkbeck Hill enjoys a fantastic position within easy reach of both Dulwich Village and Herne Hill. Commuters are exceptionally well connected, with nearby West Dulwich station offering direct services to London Victoria and Blackfriars, while Herne Hill and Tulse Hill stations provide rapid Thameslink links into the City and Kings Cross. Weekend options abound with the independent cafes, boutiques, and artisan markets of Dulwich Village, complemented by the expansive green spaces of Dulwich Park, Belair Park, and Brockwell Park. Families are exceptionally well served by renowned schooling options nearby, including Rosendale Primary School, Dulwich College, James Allen's Girls' School, and Alleyn's School.

Herne Hill

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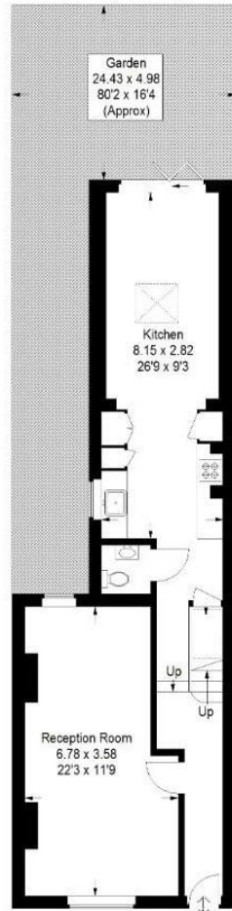


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Approximate Gross Internal Area
103.7 sq m / 1116 sq ft
Office = 6.9 sq m / 74 sq ft
Total = 110.6 sq m / 1190 sq ft



 = Reduced headroom below 1.5 m / 5'0"



Ground Floor



First Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: D

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