



Crescent Wood Road, SE26

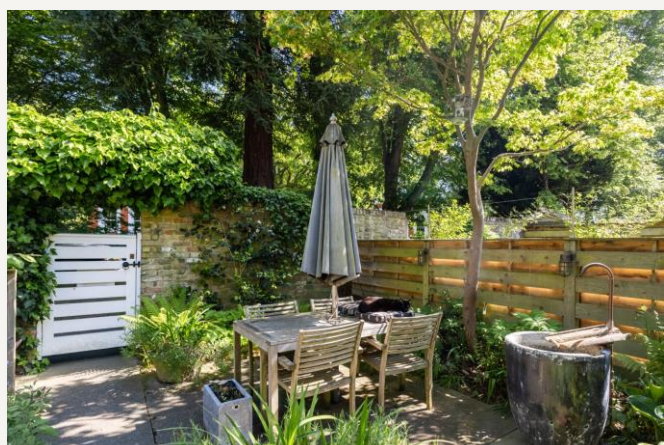
£1,250,000 *Freehold*



This painstakingly restored Four bedroom Austin Vernon and Partners house sits at the heart of the Dulwich Estate. Flowing over four floors and 1,900 square feet this exceptional home offers flexible space with a unifying palette of materials and quality of light. An area well-known for its exceptional modernist architecture, the Dulwich Estate occupies approximately 1,500 acres and includes numerous private roads managed by the estate.

KEY FEATURES

- Four Bedrooms
- Large Garage/Utility Area
- A wealth of natural light
- Immaculate condition
- 1931 sq ft / 179.3 sqm
- EPC rating C



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It is noted for its concentration of outstanding 1950s and '60s architecture, much of it by Austin Vernon & Partners. The mix of houses and thoughtful landscaping make for an appealing and unique place to live.

The hallway leads to the main living space, partitioned by an original fluted glass screen with painted wooden surrounds. From here a panoramic view sweeps across the treetops creating a gloriously green outlook.

Iroko wooden floors are paired with off white walls to establish a calm finish which allows the view to come to the fore. The newly installed Bulthaup kitchen sits at the front of the property overlooking the garden.

There is a WC off the hallway on the ground floor with Ketley Brick Quarry tiles on the floors and Philippe Stark fixtures and fittings, which are repeated in the other bathrooms. Sinclair Till sisal carpets run throughout the bedrooms.

There are two large double bedrooms, one overlooking the woodlands to the rear the other the front garden. The family bathroom is exquisitely finished with a wall in Carrara Marble, reclaimed teak floors and a freestanding bath.

On the lower ground floor there is a large utility room and a double garage and the connections are in place to add a sauna to this space

whilst retaining space for two cars. The property has been completely replumbed and rewired and a heat exchanger has been added alongside a conventional boiler.

The roof has also recently been redone.

The house is surrounded by both Dulwich and Sydenham Woods, which are a wildlife nature reserves. This is combined with Dulwich and Sydenham Golf Course as well as an allotment and sports club grounds to provide an unbroken green space as far as Dulwich Park and Lordship Lane.

Other local attractions include The Dulwich Picture Gallery, The Horniman Museum and the local town centres of Crystal Palace and Dulwich Village. Crystal Palace, which has previously been named as number five on Lonely Planet's "Greatest little-known neighbourhoods in the world", is a 15-minute walk away and is a vibrant area with award-winning restaurants and bars as well as having a thriving arts and music scene.

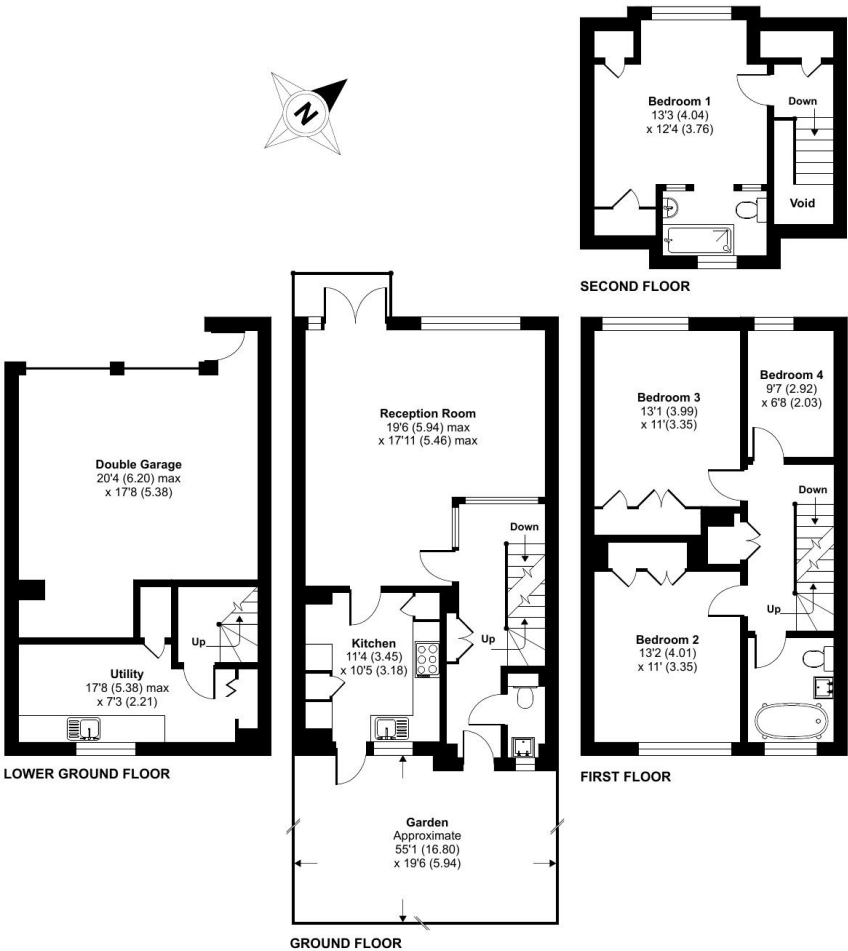
Dulwich Village is also a 15-minute walk from the house and the street is well placed for OFSTED-rated "outstanding" primary and secondary state schools as well as some of the best private schools in London. Crescent Wood Road is a short walk on a footpath to Sydenham Hill station, which runs services to London Victoria (13 minutes), Blackfriars (20 minutes) and City Thameslink/Farringdon (22 minutes). Connecting trains (via Sydenham) will take you to Canada Water in 20 minutes and Shoreditch High Street in 30 minutes.



Crescent Wood Road, London, SE26

Approximate Area = 1596 sq ft / 148.2 sq m
Garage = 335 sq ft / 31.1 sq m
Total = 1931 sq ft / 179.3 sq m
For identification only - Not to scale

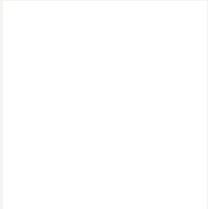
Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñhecom 2025. Produced for Winkworth Forest Hill and New Cross. REF: 1388761

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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