



Dulwich Wood Avenue, SE19 | £1,375,000

020 8702 9333

[crystalpalace@pedderproperty.com](mailto:crystalpalace@pedderproperty.com)

**pedder**  
We live local





# In General

- Five bedroom semi-detached house
- Prestigious residential location
- Crystal Palace / Dulwich borders
- No onward chain
- Brand new refurbishment
- Large kitchen / diner
- 112 ft sunny rear garden
- Off street Parking
- En suite shower room
- Utility room

# In Detail

A completely modernised five-bedroom mid-century semi-detached home, perfectly positioned on a highly regarded road on the borders of Crystal Palace and Dulwich.

Spanning three levels and approximately 1,724 sq ft (160 sq m), the property offers bright, spacious, and seamlessly connected living spaces. The accommodation includes five generously proportioned bedrooms, a striking open-plan kitchen and living area designed for contemporary family life, two stylish bathrooms featuring bespoke tiling and premium fittings, and a practical utility room. At the rear, the garden stretches to 112 ft and benefits from a decked seating area and a sunny south-westerly aspect. The lawned space provides a versatile canvas, ideal for entertaining or relaxing. Set back from the road, the property also features a private driveway with parking for two vehicles.

Dulwich Wood Avenue is one of the area’s most prestigious and sought-after addresses. The location offers excellent access to Gipsy Hill Station, Dulwich College, and a range of highly regarded schools including Dulwich Prep, Alleyn’s, and JAGS. Residents can enjoy the nearby green spaces of Crystal Palace Park and Dulwich Woods, providing abundant opportunities for outdoor recreation. Commuters benefit from fast and direct services into Victoria and London Bridge from Gipsy Hill Station, with additional connectivity via Sydenham Hill and the Overground network at Crystal Palace, making this a superbly connected and desirable place to call home.

Viewing is highly recommended to fully appreciate the standard of accommodation and location.

EPC: D | Council Tax Band: E





# Floorplan

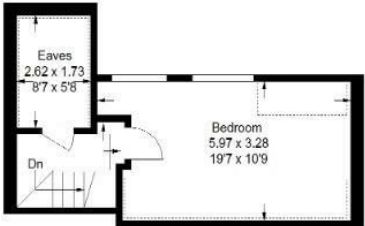
Dulwich Wood Avenue, SE19

Approximate Gross Internal Area  
160.2 sq m / 1724 sq ft



Garden  
34.32 x 12.98  
1127 x 427  
(Approx)

Reduced headroom below 1.5 m / 5'0"



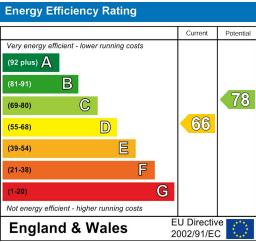
Second Floor



First Floor

Ground Floor

Copyright www.pedderproperty.com © 2025  
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.  
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.