

INIGO



Dunkirk Street

LONDON SE27

£535,000 FREEHOLD

This characterful two-bedroom house forms part of a neat terrace in the heart of West Norwood. Inside, the proportions of the space are emphasised by a neutral colour palette, and a loft room at the top of the house is ideally suited as a home office. There is a paved garden at the front of the house, and the principal bedroom has access to a private roof terrace. Transport links are excellent; the house sits just a four-minute walk from West Norwood rail station, which has regular services to central London in approximately 23 minutes.

Setting the Scene

Originally a densely forested area, Norwood takes its name from the Great North Wood that once occupied most of its land. During this period, the woods provided cover for smugglers, until its oak trees were gradually coppiced for charcoal burning and timber. The oaks of the Great North Wood formed the timbers of the British Navy over the centuries, including Sir Francis Drake's Golden Hind.

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The area was developed in the early nineteenth century, and became a physician-recommended destination for those seeking clean air, away from the smog of the city. The Beulah Spa Gardens were inaugurated in 1831. These fashionable pleasure gardens, open until 1856, helped to attract visitors to the area and raise its profile among London society. The official Beulah Spa guide described Norwood as "a village situated on the outskirts of an extensive wood, and long famed for the salubrity of its air, and the beauty of its surrounding scenery with smiling villas."

The Grand Tour

The exterior of the house is formed from London stock brick, inset with two large double sash windows. A paved path leads through a spacious front garden, with a short flight of steps ascending to an olive-green front door.



Inside, a bright entrance hall extends to reveal an expansive sitting room. Walls are washed in a neutral tone, punctuated by two striking stained-glass interior windows, one of which looks towards the kitchen. A wide archway flows into a separate area by the rear door, finished with pretty terracotta tiles underfoot. Light pours into the space through a tall sash window positioned adjacent to a glass-panelled door, and there is open shelving for displaying books and curios.

The kitchen sits to the front of the plan and has white units with wood-topped work surfaces. A forest-green tiled splashback traces the walls, and a stained-glass window in shades of blue, green and yellow is nestled in a corner. Two large sash windows capture leafy views of the street beyond, while wide wooden floorboards and white-painted panelling on the ceiling complete the ensemble.

There is also a bathroom on this floor. It has a Moroccan Tadelakt shower with rainfall-style shower head, gold fittings and a bronze towel rail.

Two bright double bedrooms are found on the first floor. The principal bedroom has a set of French doors which open to reveal a private roof terrace, perfect for enjoying a morning cup of coffee. The second bedroom is illuminated by two sash windows providing views of the trees and rooftops beyond.

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A light-filled loft with pitched roof and Velux skylights occupies the second floor, and is currently used as an office.

The Great Outdoors

At the front of the house, a paved garden is bordered by fencing and shrubbery and has ample space for potted plants and herbs. A spacious decked roof terrace is accessed from the principal bedroom, surrounded by high fencing to create a sense of privacy and remove.

To the rear of the house, a private alley can be used for bicycle storage.

Out and About

Dunkirk Street is moments from central Norwood, which has a brilliant offering of places to eat and shop. The lovingly restored 1960s Picturehouse Cinema (used as a location for *A Clockwork Orange*) is a particularly popular spot, as is The Shala, a much-loved yoga centre, and the South London Theatre, which runs a diverse and busy programme throughout the year. The West Norwood Health and Leisure Centre is a community hub offering an array of classes.

On the first Sunday of every month, the West Norwood Feast street food market takes place, with over 100 stalls present. The Black Pig Test Kitchen - famed for their Ciabatta sandwiches in Borough Market - serve takeaway a few streets away. Other good spots for food and drink locally include Badger Badger, Blackbird Bakery, Four Hundred Rabbits Pizza, The Good Drinker and Gipsy Hill Brewery.

The Great North Wood pub runs life drawing classes and music events, while The Book and Record Bar runs various nights including a monthly soul night. Portico Gallery hosts dance nights and community events. A mile to the north is The Railway Tavern, celebrated for its Sunday roast. The much-loved Electric Cafe is held as one of the area's best spots for a full English; other breakfast favourites include Pintadera (with a fruit and veg stall three days a week), Sweet Carolina and Otter. Cenci is a much loved vintage shop tucked away behind an unassuming façade and there's a much-loved Floral Hall garden centre to the north of the station.

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There are numerous green spaces including Norwood Park, and Norwood Cemetery, one of London's 'Magnificent Seven' and one of the first Victorian cemeteries to open in the city. Crystal Palace Park is also easily reachable and has a huge variety of offerings, including a Victorian dinosaur trail, café, playground, boating and fishing lakes, market, skate park, Crystal Palace Bowl outdoor music venue and sports centre.

There are abundant options for good schools in the area, including Downsview Primary and Nursery School, St Joseph's RC Junior School, St Joseph's RC Infant School for younger children, and St Joseph's College at senior level.

West Norwood station is a four-minute walk from the house, with direct trains to London Bridge in 23 minutes and Victoria in 22 minutes. Tulse Hill Station is 13-minute walk away and runs fast Thameslink services into Blackfriars, Farringdon and St Pancras.

Council Tax Band: D

INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.