

DULWICH ~ SOUTH LONDON

THE OLD



Bakery

A BOUTIQUE DEVELOPMENT



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Bakery

Located in the heart of Dulwich,
this stunning former bakery has been
converted and extended to form a small
boutique development of just two unique
apartments, each individually designed.



DULWICH

Dulwich An area with a unique vibe

Nestled between Dulwich Village and East Dulwich, amongst the boutique shops, cafes and artisan food stores of Lordship Lane and within very close proximity of transport routes and local parks, The Old Bakery offers residents the ideal mix of quality, accessibility, tranquillity and vibrance.



Culture and Activities

Culture Vultures flock to the Dulwich Picture Gallery, designed by Sir John Soane and notably referred to “*the most beautiful small art gallery in the world*”. Those into health and fitness will be pleased to know the development is opposite a cricket club (Streatham and Marlborough CC), tennis courts (Camber Lawn) and a golf course. There is also an F45 gym nearby and a beautifully restored Victorian swimming pool at Dulwich Leisure Centre.



This is a computer generated image
of an artist's impression



Eating

When it comes to eating, local independent restaurants such as Rocca, serving hearty Italian food, and Blue Mountain Café provide plenty of exciting dining opportunities. For those looking to stay in and cook, Lordship Lane contains a number of options to source high quality, organic ingredients. The fishmongers, Moxon's is considered one of the best in London, as is the local butcher, William Rose. Cheese lovers are spoilt for choice, with local delicatessens The Cheese Block and Mons within walking distance of the Development.



Schools

A key reason for Dulwich's enduring popularity is the exceptional educational institutions located in the area. Three of the country's top independent schools (Dulwich College, James Allen's and Alleyn's) are nearby. In addition, Dulwich has two state primary schools, Dulwich Hamlet Junior School and Dulwich Village Infants School, a well-regarded academy in Kingsdale Foundation School.



Dulwich



Shopping

Due to its unique location between the Dulwich Village and East Dulwich, residents of the Old Bakery can benefit from the best of these two areas – the polished affluence of the Village contrasts fantastically with the more edgy and vibrant feel of East Dulwich and nearby Peckham.

The shopping options are plentiful and varied, from the more standard convenience offerings to more quirky examples such as Dofine (selling Dutch eco paint) to Hop Burns & Black (which sells three specific items only - beer, hot sauce and vinyl records!). Le Chandelier, a tea salon and chandelier shop, never fails to impress with its selection of more than 30 teas and mouth watering pastries.



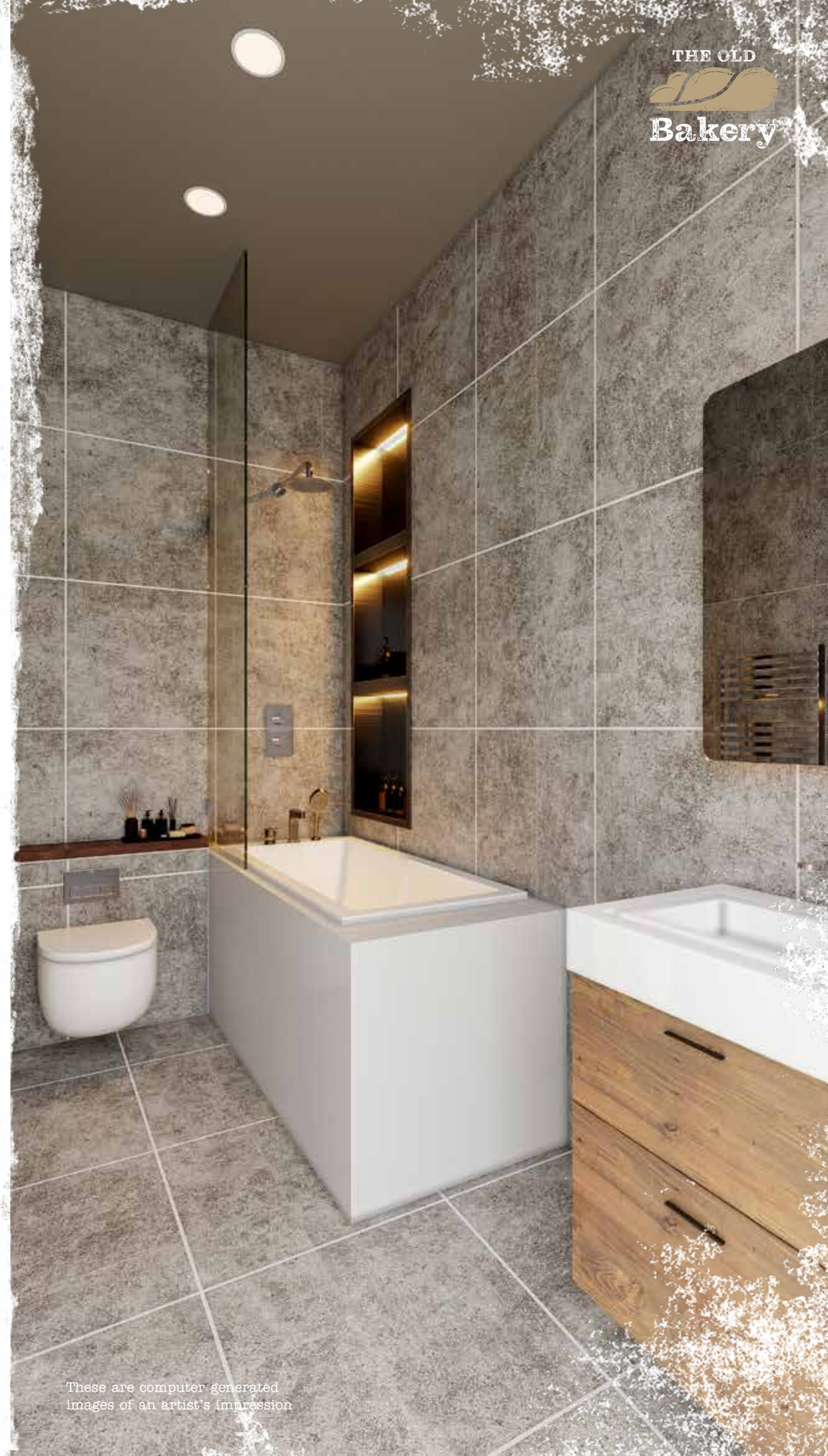
LOCAL AREA

- 1 Dulwich picture gallery
- 2 East Dulwich Picture House
- 3 House of Tippler
- 4 Cherry Tree
- 5 East Dulwich Tavern
- 6 The Crown and Greyhound
- 7 The Bishop
- 8 The Palmerston
- 9 Franklins
- 10 Yamo Mono
- 11 Hisar Restaurant
- 12 Spinach
- 13 MEATliquor
- 14 Mirash Tandoori
- 15 Blackbird
- 16 Cafe Nero
- 17 Porters
- 18 Mr Simms Olde Sweet Shop
- 19 Moxon's Fishmongers
- 20 William Rose Butchers
- 21 John Alan Flowers Ltd
- 22 Dulwich park
- 23 Alleyn Park Garden
- 24 Goodrich Primary School
- 25 Belair Park
- 26 Brockwell Park
- 27 Oru Space
- 28 ESPH - Gym & Physio
- 29 Dulwich Leisure centre
- 30 Herne Hill Velodrome
- 31 Brockwell Lido
- 32 Herne Hill Station
- 33 Tulse Hill Station
- 34 West Dulwich Station
- 35 Dulwich Library
- 36 Dulwich College
- 37 East Dulwich Station
- 38 North Dulwich Station
- 39 Dulwich Riding School
- 40 Forest Hill Station
- 41 Horniman Museum
- 42 Old Alleynians RFC
- 43 Peckham Rye Park
- 44 The Sexby Garden
- 44 Dulwich & Sydenham GC





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Flat 1
822ft²
76.37m²

Garden
32'1" x 20'3"
9.78 x 6.15m

Bedroom
13'9" x 8'6"
4.21 x 2.57m

Bathroom

Bedroom
12'1" x 11'
3.67 x 3.35m

Reception/Kitchen
20'3" x 14'6"
6.16 x 4.44m

Conservatory
12'6" x 10'9"
3.84 x 3.24m

Ground Floor

Flat 2
606ft²
56.34m²

Ground Floor

Bathroom

Study
11'6" x 9'1"
3.48 x 2.78m

Patio

Bedroom
11'6" x 10'3"
3.50 x 3.10m

Reception/Kitchen
17'9" x 14'9"
5.43 x 4.50m

First Floor

For illustration purpose only

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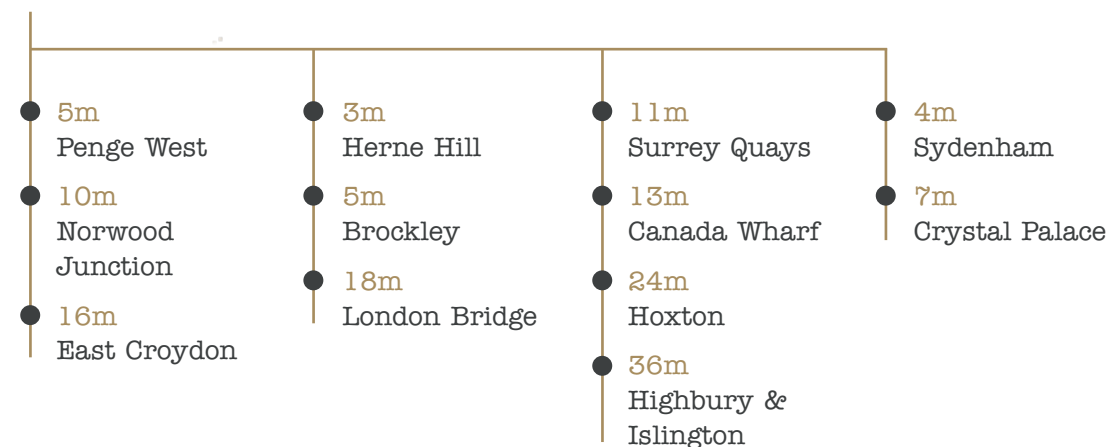
Location is key

The Old Bakery is in a very accessible location, being walking distance from Forest Hill and West Dulwich train stations, offering rapid journey times into Victoria, London Bridge and Canary Wharf from around 13 minutes.

There are plenty of bus routes serving Lordship Lane, many of which stop at the Gove Tavern Bus Stop, located just outside the Development. These include direct bus routes to nearby rail stations, Tottenham Court Road, Croydon Town Centre, Aldgate, Liverpool Street and Waterloo.

There are also many cycling options, and Dulwich is home to the UK's largest cycling club – Dulwich Paragon.

Forest Hill Station



West Dulwich Station



Finished in style

Kitchens

- Each kitchen has been carefully designed by ALM Studios
- Furniture by Miton, A premium designer Italian brand
- Italian Quartz Stone Worktop by Santamargarita
- All mechanisms and hinges designed by Blum
- Bosch integrated home-connect, multifunction oven and frameless induction hob
- Bosch fully integrated dishwasher
- Bosch integrated no frost 70/30 fridge/freezer
- Bosch front loading 8kg washing machine

Bathrooms

- Fully tiled bathrooms and shower rooms with concrete grey porcelain stoneware
- Heated Towel Rails by Milano in anthracite grey
- White enamelled steel bathtubs designed by Bette with glass shower screen
- Aqualla Bathroom Mirrors with LED lighting, integrated shaver point and heat demisting pad
- Wall hung Geberit WCs with concealed cistern and soft close lid
- Modern Pentagon Shower Enclosures from the Majestic Shower Company with chrome-plated Slimline shower heads and acrylic stone resin shower trays
- Hansgrohe Chrome Plated Single Lever Taps

Please Note

The Developer will make every reasonable effort to ensure the above specification is provided, but it is not fixed. Certain items may swapped for others of a similar quality, depending on factors such as availability and lead time. Therefore the above list does not form part of any contract, nor any statement of fact, and should not be relied upon by any purchaser.

Heating, lighting and electrics

- Milano Aruba Wifi Designer Radiators in anthracite grey (fully controlled via Smartphone app)
- LED downlights in Bathrooms/Bedrooms and Feature 'Warehouse-style' Lighting in Living Areas
- Terrestrial Freeview, DAB Radio, connection points available for Sky Q/Sky plus and high-speed broadband (supplier subscription required)

General

- Each apartment has its own private entrance
- Intelligent Mist Fire Suppression System provided in living areas
- Black internal doors designed and supplied by LPD
- Architectural details such as exposed brick and beams included to enhance character
- Extra tall ceiling heights throughout
- Grey Oak effect wood flooring
- All apartments have access to outside space
- Space for bike racks provided for each flat.
- 10 year new build warranty provided by ICW
- All units eligible for Help to Buy



Kinleigh Folkard & Hayward



020 8222 7200
newhomes@kfh.co.uk

