



UPLAND ROAD, EAST DULWICH, LONDON, SE22  
£1,350,000 FREEHOLD

**A SUBSTANTIAL FOUR-BEDROOM FAMILY HOME, SITUATED ON A VERY POPULAR SECTION OF UPLAND ROAD IN SE22.**

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Tenure Freehold | Council Tax Band E – London Borough of Southwark

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## DESCRIPTION:

A substantial four-bedroom family home, situated on a very popular section of Upland Road in SE22. This spacious family home is situated on a popular section of Upland Road, a stone's throw from Peckham Rye park and a short stroll to Lordship Lane. The ground floor comprises two spacious receptions, the main reception boasting high ceilings, engineered wood flooring, plantation shutters and bespoke joinery. The second reception is currently used as a kids playroom, but is finished to a high standard with original fireplace, engineered wood flooring and lots of natural light. The kitchen/ diner has been extended in to the side return and rear, boasting an incredibly large open space with bespoke kitchen, kitchen island, downstairs WC and Bi-Fold doors leading out to a sunny, large, West facing garden.

The first floor comprises three double bedrooms, the main to front boast built-in wardrobes and plantation shutters. The first floor also boasts a family bathroom finished to a high standard. The loft has been extended to allow a spacious double en-suite bedroom. There is further potential to extend in to the rear section of the loft STPP.

The location offers fantastic access to primary school catchments at Goodrich, Heber and Harris. Lordship Lane is within a short 7 minute walk offering an impressive array of shops, bars and restaurants. Transport links are provided by either East Dulwich for direct links to London Bridge, Honor Oak for the East London line or Denmark Hill for the overground.

## AT A GLANCE

- 4 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Loft Conversion
- House
- Terraced
- Garden
- Period
- Freehold
- Popular Location





# Upland Road, East Dulwich, SE22

Approximate Gross Internal Area = 151.9 sq m / 1635 sq ft

Cellar = 8.3 sq m / 89 sq ft

Total = 160.2 sq m / 1724 sq ft



FLOORPLANZ © 2014 0845 6344080 Ref: 138496

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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