



## LANDELLS ROAD

East Dulwich, SE22





# WELL-PRESENTED, FOUR BEDROOM FAMILY HOME

This stylish property has been tastefully renovated throughout by the current owners and is located in the heart of East Dulwich.



4



2



2

EPC

D

Local Authority: London Borough of Southwark

Council Tax band: D

Tenure: Freehold

**Guide Price: £1,150,000**





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The ground floor comprises a dual reception space with high ceilings, bay window and cornicing separated by pocket doors. The rear reception overlooks the dining area in the lovely kitchen extension, with plenty of built in storage, a skylight and Crittall-style doors opening to the south-east facing garden. Further useful storage can be found under the stairs. On the first floor, two well-proportioned bedrooms are serviced by a large family bathroom with a standalone tub and separate shower. The second floor has a further two bedrooms and a shower room, as well as handy eaves storage.

The ever-popular Lordship Lane is just moments away with regular bus services in to central London. Nearby are multiple schools such as Heber Primary School, Harris Primary Academy, Dulwich Village Infants School and Goodrich Primary School. Popular local secondary schools include Charter School East Dulwich and independent options such as Alleyn's School and James Allen's Girls School.



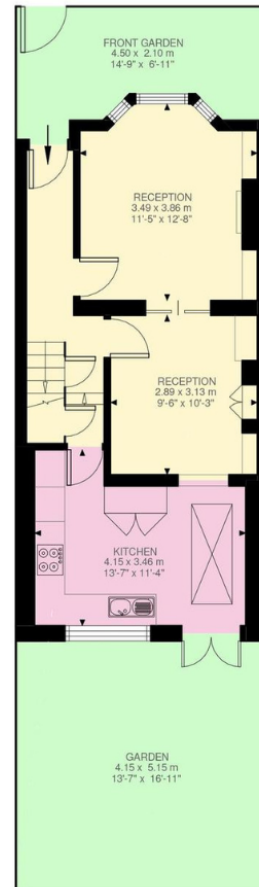








KEY: CH = Ceiling Height  
 Restricted Head Height



Ground Floor  
 473 ft²



First Floor  
 416 ft²



Second Floor  
 291 ft²

Approximate Gross Internal Area = 109.55 sq m / 1179 sq ft (Excluding Eaves Storage)  
 Eaves Storage = 5.33 sq m / 57 sq ft  
 Inclusive Total Area = 114.88 sq m / 1237 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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