



Landells Road, East Dulwich **SE22**

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## Description

This beautiful double-fronted period home on Landells Road combines elegant character with contemporary design.

A monochrome tiled pathway leads to a welcoming entrance hall and through to a spacious, classic green shaker kitchen with gold hardware, beautifully offset by a large central island with crisp white worktops. Natural light streams in through the front bay window, which houses a quaint window seat and the rear crittall-style doors open onto a charming mature rear garden.

The dual-aspect reception room offers panelled walls, bespoke cabinetry and a cozy original working fireplace creating a welcoming room for relaxation and entertaining. Spread across the first floor and second floor are three generous bright and airy bedrooms (some of which are air conditioned) with built-in wardrobes as well as two further flexible rooms, perfect for a nursery or office space. All bedrooms benefit from a luxurious family bathroom on the first floor as well as a stylish shower room on the second floor.

## Location

Landells Road is perfectly situated in the heart of East Dulwich, a sought-after area known for its family-friendly community and great amenities. This quiet residential street is only moments away from Lordship Lane where you will find an array of independent shops, artisanal cafes and acclaimed restaurants.

East Dulwich is celebrated for its green spaces and the property is conveniently close to both Peckham Rye Park and Dulwich Park.

For families, the area offers a selection of highly regarded state and independent schools, including Heber Primary School, Goodrich Primary School, Harris Boys' Academy East Dulwich, JAGS, Alleyns and Dulwich College.

East Dulwich Station just a short distance away, offers direct trains to London Bridge. Additionally, there are excellent bus connections to the City, West End and beyond.

Tenure: Freehold

EPC: D

Council Tax Band: D

Local Authority: Southwark Council





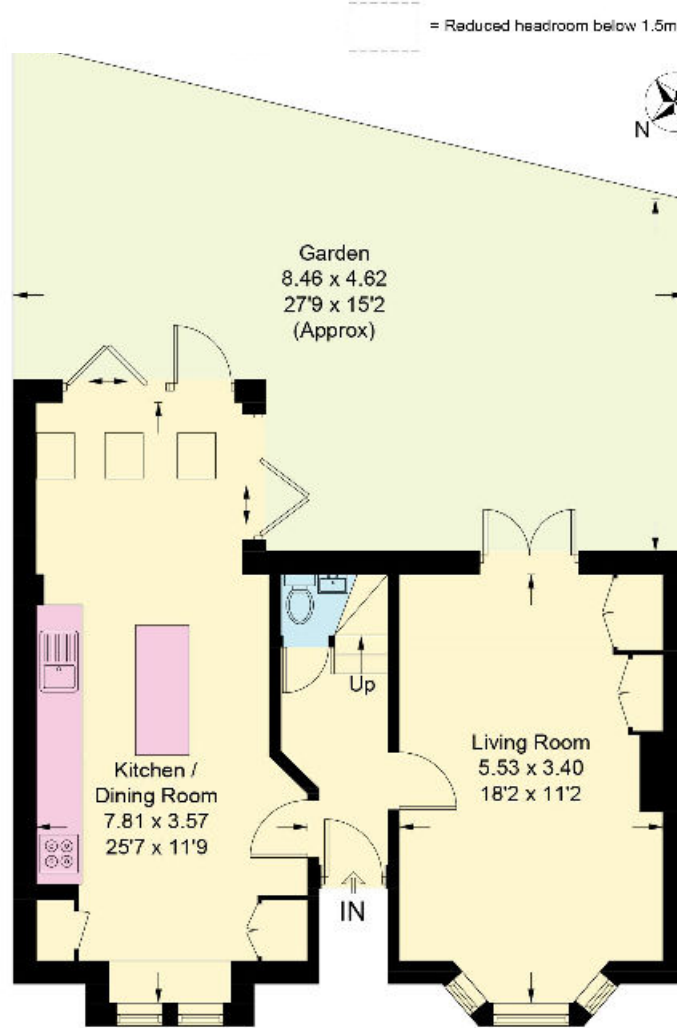


Approximate Gross Internal Area = 123.1 sq m / 1325 sq ft  
 Eaves = 5.3 sq m / 57 sq ft  
 Total = 128.4 sq m / 1382 sq ft

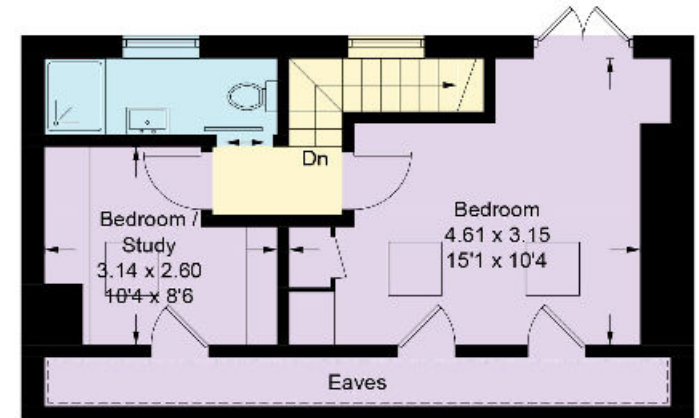
= Reduced headroom below 1.5m / 5'0"

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

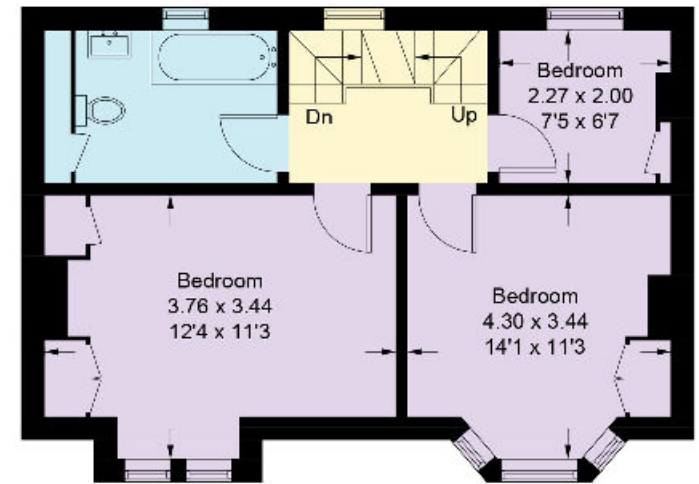
Guide Price £1,300,000



**Ground Floor**



**Second Floor**



**First Floor**

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We would be delighted to tell you more

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