

Landells Road,
East Dulwich
SE22







Nestled in the heart of East Dulwich, this attractive Victorian family home has had a major update inside to give it a stunning modern twist, offering fantastic accommodation for all of the family.

The entrance hall leads to a front aspect double reception/dining area retaining many period features including a large bay window, feature fireplace and wood burner. To the rear of the property is an enticing traditional kitchen with Miele appliances and plenty of storage. This hub of the house opens up onto the pretty patioed rear garden with plenty of space for outside entertaining. Of note is also a handy downstairs cloakroom and underfloor heating throughout the ground floor and bathrooms.

Spread across the first and second floors are four well proportioned, bright and airy bedrooms, benefitting from a modern family bathroom on the first floor and a contemporary en suite and Juliette balcony on the top floor bedroom. There is also plenty of eaves storage.




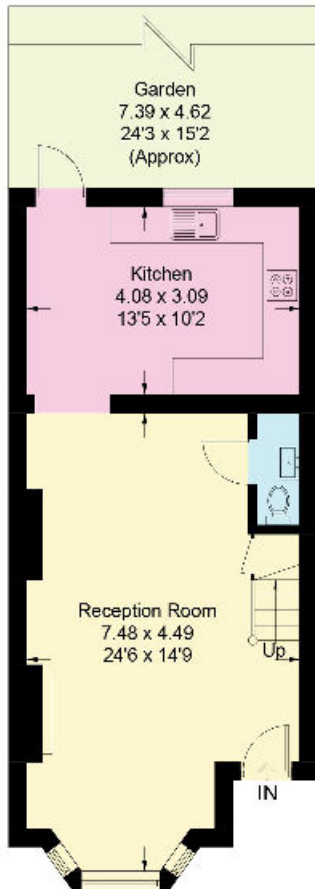
Approximate Gross Internal Area = 119.1 sq m / 1282 sq ft

Eaves = 5.2 sq m / 56 sq ft

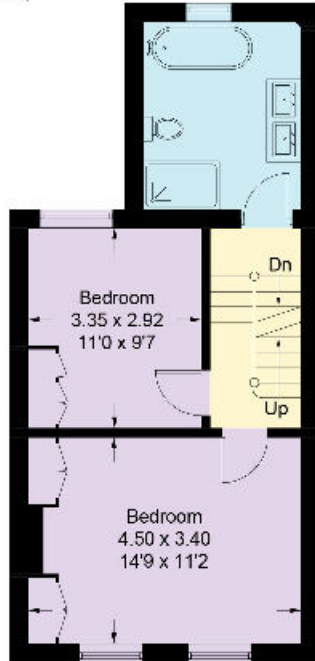
Total = 124.3 sq m / 1338 sq ft

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

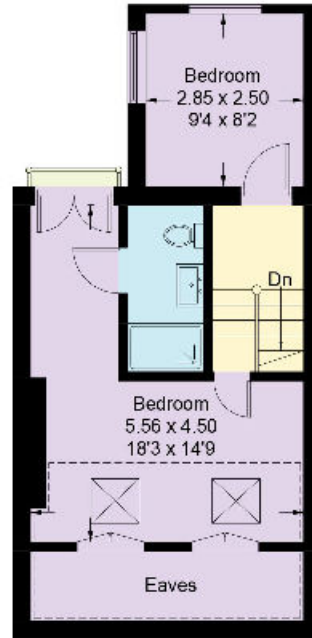
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor



Location

The ever-popular Lordship Lane is also close by with its increasing range of quality boutiques, bars and independent restaurants, as well as a fantastic Picture House. The open spaces and facilities of Dulwich and Peckham Rye Parks are also close by.

Excellent transport links are available with regular bus services in to central London and the surrounding areas and train services in to London from East Dulwich (1 miles) and North Dulwich (1 miles) stations. Peckham Rye (1.5 miles) and Denmark Hill (1.5 miles).

Nearby are multiple sought after Schools such as Heber, and Harris Academy. There are also many popular Secondary Schools such as Alley's, James Allen's and Harris Boys Academy.

All distances are approximate.

Tenure

Freehold

EPC

D

Guide price

The guide price is available on request

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2021. Photographs and videos dated February 2021.

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