

Landells Road,
East Dulwich
SE22







Nestled in the heart of East Dulwich, this attractive Victorian home has been modernised throughout.

To the front of the property is a spacious double reception room with large sash windows and a beautiful ornate feature fireplace.

To the rear of the property is a fantastic naturally light and spacious kitchen diner with floor-to-ceiling bi-folding doors that open up on to the pretty west-facing garden. There is also a useful cloakroom located on this floor.

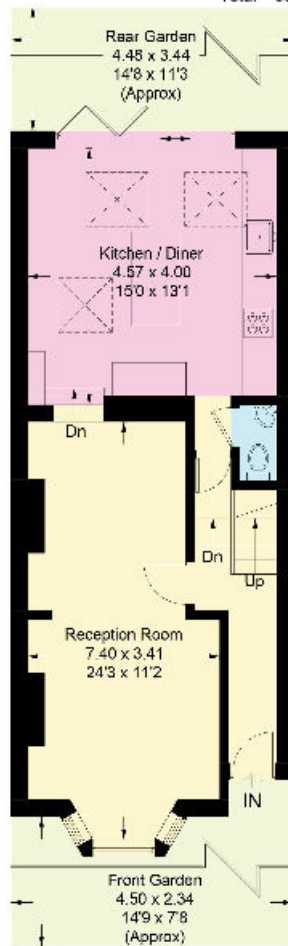
Upstairs are two well proportioned, bright and airy bedrooms and a spacious family bathroom with separate bath and shower.



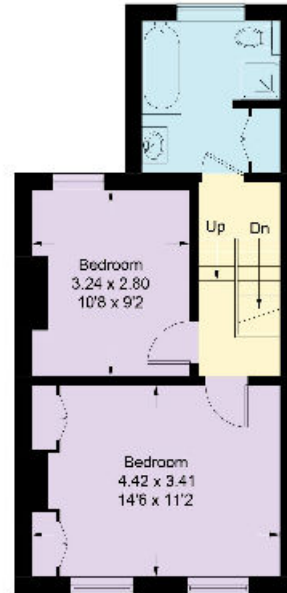
Approximate Gross Internal Area
Ground Floor = 51.8 sq m / 557 sq ft
First Floor = 37.5 sq m / 404 sq ft
Total = 89.3 sq m / 961 sq ft



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



Ground Floor



First Floor

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We would be delighted to tell you more.

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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 Alleyn's, James Allen's and Harris Boys Academy.

All distances are approximate.

Tenure

Freehold

EPC

C

Guide price

The guide price is available on request

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 August 2021. Photographs and videos dated August 2021.

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