



Upland Road, SE22
Guide Price: £675,000 - £700,000

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In general

- Three bedroom maisonette
- Private garden
- Own front door
- Stunning condition
- Potential to extend (STPP)
- Desirable, residential road
- EPC Rating: D

In detail

Simply stunning. Gorgeous, charming and spacious three-bedroom maisonette with private garden on this desirable road in the heart of residential East Dulwich.

Set on the first floor of this Victorian building, Upland Road benefits from over 930 Sq Ft of internal space and direct access onto a 33-foot private garden. The property has been lovingly modernised by the current owners with further scope to loft extend (STPP). There is a sumptuous 26-ft kitchen reception with high-end integrated appliances and striking wooden floors. There is a modern family bathroom and separate utility room, a spacious master bedroom with fitted wardrobes and two further versatile bedrooms.

Enviably located towards the south end of Lordship Lane offering easy access into Dulwich Park and Peckham Rye Park as well as the independent shops, restaurants and bars of East Dulwich. Strong transport links into The City, West End and Canary Wharf from East Dulwich station (1.3 miles), North Dulwich station (1.2 miles) and Forest Hill Station (1.2 miles) as well as bus connections through the neighbouring Dulwich Village, Camberwell and Herne Hill.

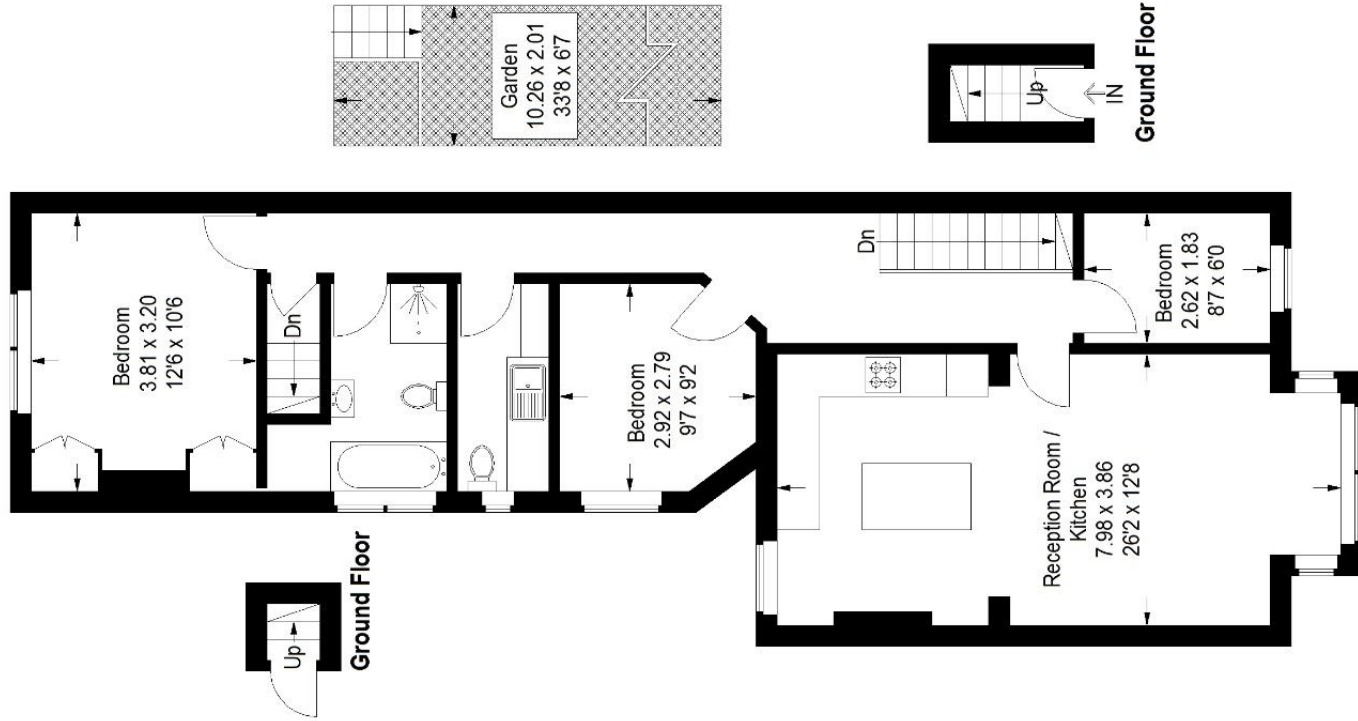
EPC: D | Council Tax Band: C | Freehold | Building Insurance £250 pa



Score	Energy rating	Current	Potential
82+	A		
81-91	B		
69-80	C		
55-68	D	68 D	80 C
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area
 Ground Floor = 2.1 sq m / 22 sq ft
 First Floor = 84.6 sq m / 911 sq ft
 Total = 86.7 sq m / 933 sq ft



First Floor

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These plans are for representation purposes only as defined by
 RICS - Code of Measuring Practice. Not drawn to Scale.

Windows and door openings are approximate. Please check all dimensions,
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