



Upland Road, SE22  
£450,000

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# In general

- Two bedrooms
- Modern fully fitted kitchen
- Modern bathroom
- Ground floor
- Chain free
- Close to transport links

# In detail

Pedder are delighted to bring to the market this pleasant 2-bedroom period conversion, located in East Dulwich, SE22.

Located moments away from Lordship Lane, this modern and characterful two-bedroom flat on Upland Road comprises of: Two spacious bright double bedrooms, a recently refurbished kitchen to the rear with high-spec appliances, modern bathroom, an extremely bright and spacious dining area that overlooks the garden.

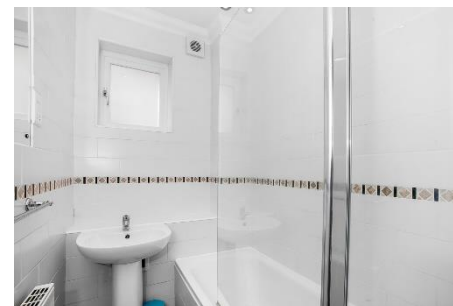
Upland Road represents a fantastic option for any first-time buyer looking to get on to the ladder in a fantastic location with Lordship Lane being a stone's throw away, with its vast array of independent cafes, bars, and restaurants.

The closest transport links are provided via East Dulwich station, for London Bridge or Denmark Hill for the Overground.

Early viewings are strongly recommended for this charming property as it will not be around for long.

Please contact our East Dulwich branch for further information.

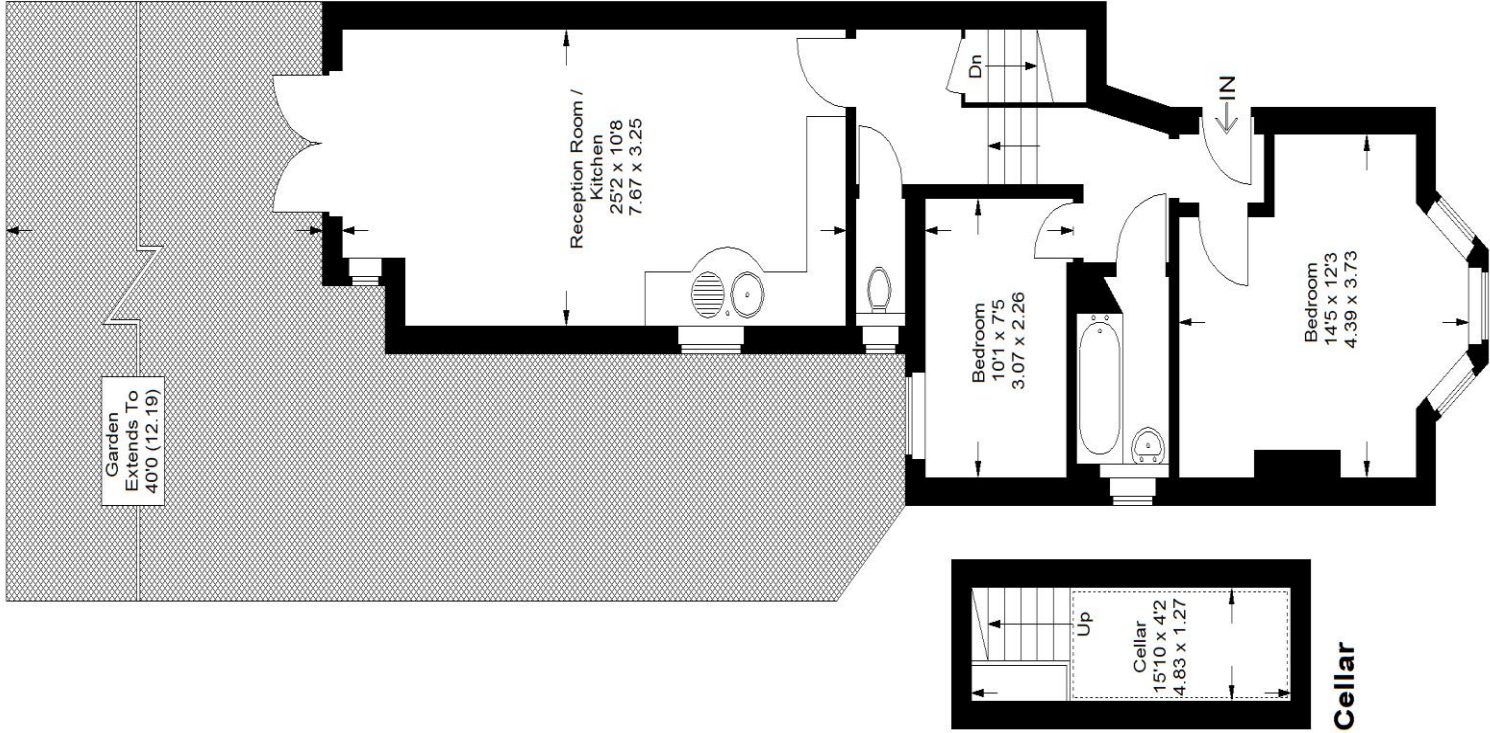
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# Floor Plan

Upland Road, SE22

Approximate Gross Internal Area  
 Cellar = 6.4 sq m / 69 sq ft  
 Ground Floor = 60.9 sq m / 656 sq ft  
 Total = 67.3 sq m / 725 sq ft



## Ground Floor

⬜ = Reduced headroom below 1.5 m / 5'0

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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, shapes and  
 compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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