



Landcroft Road, SE22  
£1,300,000

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# In general

- Four double bedrooms
- Naturally over three floors
- Excellent condition throughout
- Stunning kitchen extension
- Desirable location

# In detail

Stunning, gorgeous and charming four double bedroom family home on this residential street in the heart of East Dulwich.

Boasting over 1,500 Sq Ft of internal space and naturally set across three floors, Landcroft Road has been lovingly kitchen-extended and modernised throughout by the current owners. There is a 24-ft bay-fronted double reception to the ground floor with feature fireplaces and new flooring.

The stunning 16 x 15 ft kitchen-breakfast room complete with central island and high-spec appliances leads through sliding doors onto a beautifully landscaped garden with mature beds. There are two principle 16-ft bedrooms at the front of the property and two further comfortable double bedrooms as well as a sumptuous modern family bathroom.

The property is enviably located for the excellent local state and private schools, the gorgeous parks and green spaces as well as the bars, restaurants and independent shops of Lordship Lane. There are strong transport links into The City from East Dulwich station (0.8 miles) as well as bus and cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham.

EPC: D | Council Tax Band: E | Freehold



# Floorplan

## Landcroft Road, SE22

Approximate Gross Internal Area  
Ground Floor = 61.6 sq m / 663 sq ft  
First Floor = 43.7 sq m / 470 sq ft  
Second Floor = 36.0 sq m / 388 sq ft  
Total = 141.3 sq m / 1521 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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