



Upland Road, SE22
£1,175,000

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In general

- Four bedrooms
- Semi-detached
- Off-street parking
- Charming features
- Gentle modernisation required
- Desirable, residential road
- Chain free



In detail

Charming, spacious and characterful four-bedroom semi-detached Edwardian home on this desirable residential road in the heart of leafy East Dulwich.

Upland Road provides an exciting opportunity to modernise and extend this naturally large family home which has been lovingly maintained by the current owner – complete with original feature fireplaces, panel doors, ornate cornicing and off-street parking.

Boasting almost 1,500 Sq Ft of internal space as well as a mature 50-ft garden and an additional cellar; there is an eat-in kitchen-diner and a 28-ft double reception. Upstairs there are three large double bedrooms and a fourth room ideal as a work-from home office or single room.

Precedent is set on the road for a large double-loft-extension to create a stunning master suite as well as an array of different side-return and kitchen-extensions.

The square bay-fronted property is situated towards the southern end of Upland Road – ideal for the excellent local schools, Dulwich and Peckham Rye Parks as well as access to the amenities, bars and restaurants of Lordship Lane. Transport links are strong into The City and West End from East Dulwich station (1.3 miles) and Forest Hill station (1.3 miles) for London Overground services as well as bus connections through the neighbouring Dulwich Village, Herne Hill and Peckham.

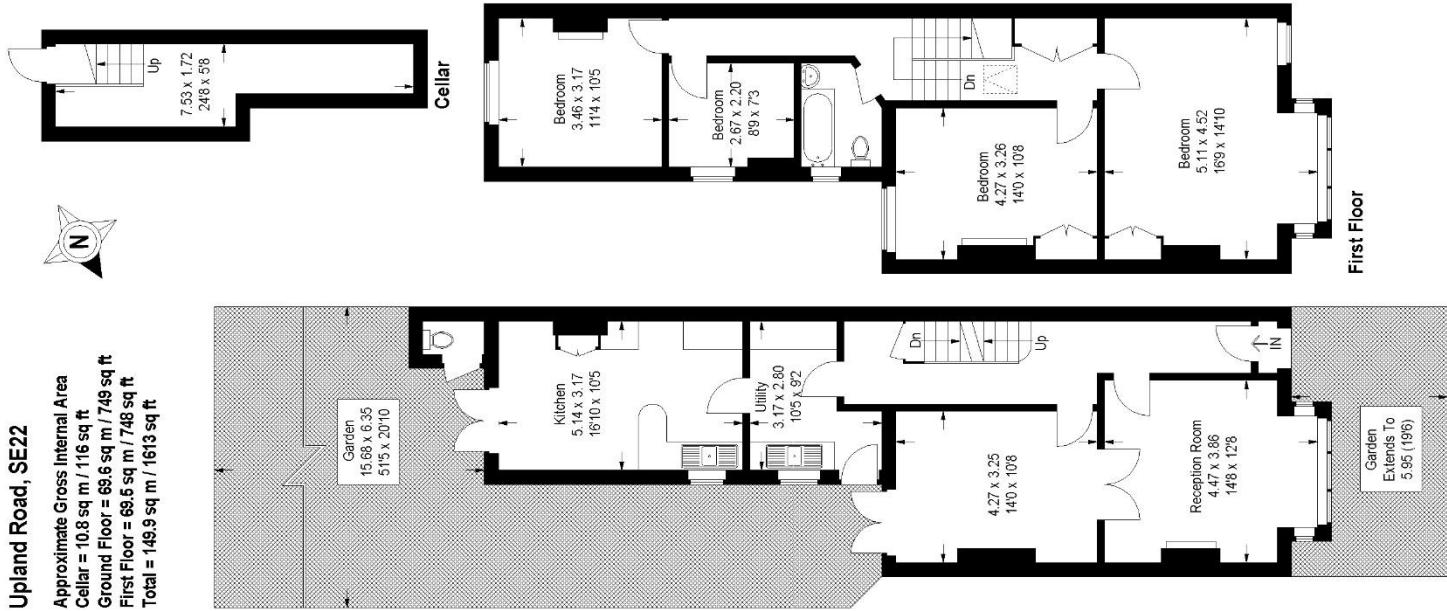
EPC: D | Council Tax Band: E | Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

Upland Road, SE22

Approximate Gross Internal Area
 Cellar = 10.8 sq m / 116 sq ft
 Ground Floor = 69.6 sq m / 749 sq ft
 First Floor = 69.6 sq m / 748 sq ft
 Total = 149.9 sq m / 1613 sq ft



Ground Floor

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