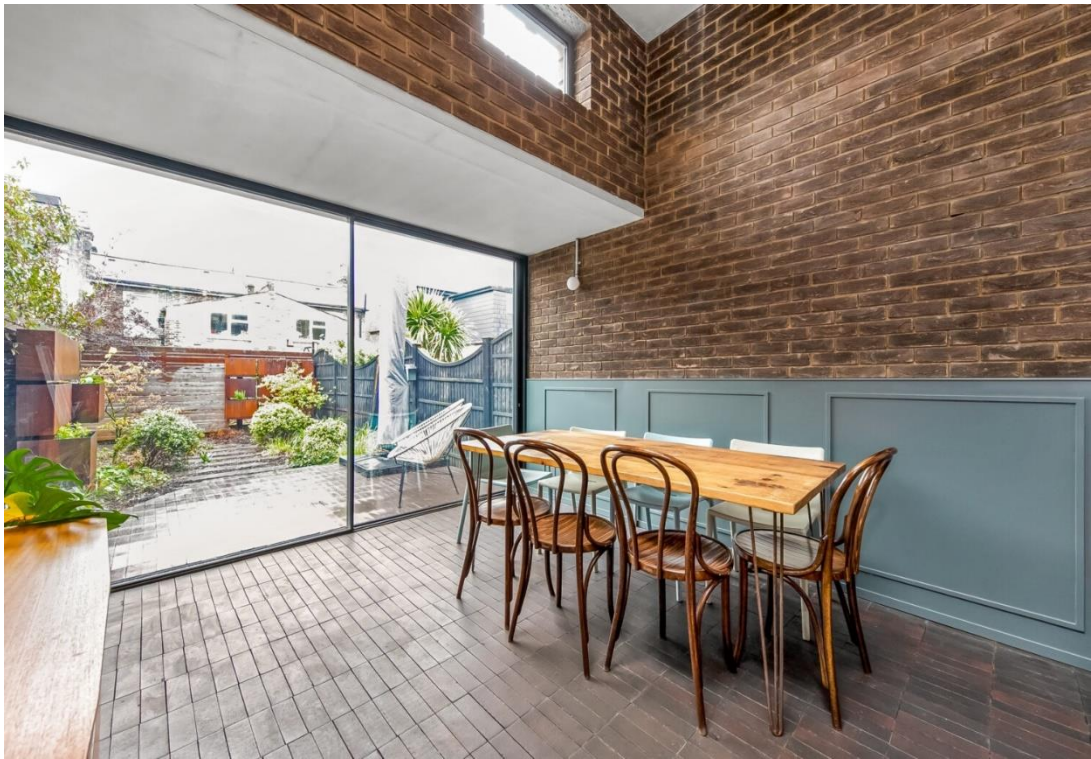




Landells Road, SE22
£1,000,000

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In general

- Three double bedrooms
- Stunning Victorian half-house
- Loft and kitchen-extended
- Architecturally designed
- Over 1,010 Sq Ft
- 28-ft west-facing garden
- EPC rating: C / Council Tax Band: C

In detail

Stunning, gorgeous and architecturally treated Victorian property on this desirable tree-lined residential street in the heart of East Dulwich.

Landells Road is enviably located for the excellent local primary and secondary schools, gorgeous parks and green spaces as well as the bars, restaurants and independent shops of Lordship Lane and North Cross Road.

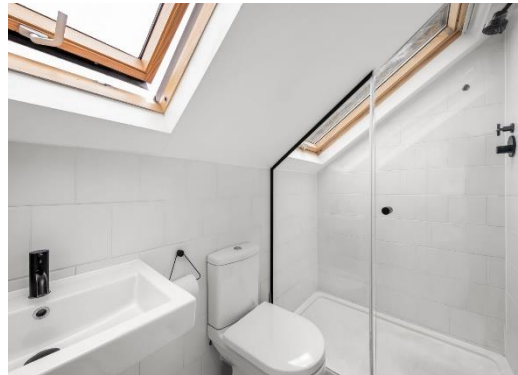
There is easy access into The City and West End from East Dulwich station (0.9 miles) as well as strong bus and cycle connections through the neighbouring Dulwich Village, Camberwell and Peckham Rye.

Boasting over 1,010 Sq Ft of internal space, this loft-extended and kitchen extended Victorian half-house has been lovingly modernised by the current owners. There is a sumptuous master suite on the top floor with a beautiful en-suite shower room and gorgeous westerly rooftop views through the large feature window.

There are two further doubles and a funky, modern bathroom on the first floor. But this house really comes into its own on the ground floor – with over 30-ft of open-plan kitchen, dining and reception space leading through bespoke sliding doors onto the mature, landscaped garden.

The double-ceiling height kitchen provides a playful mix of contemporary style and colour contrasting with the original Victorian features – including parquet flooring, fireplace and sash windows to the front reception and the exposed brickwork in the dining area.

EPC: C | Council Tax Band: C



Floorplan

Landells Road, SE22

Approximate Gross Internal Area

Ground Floor = 41.1 sq m / 442 sq ft

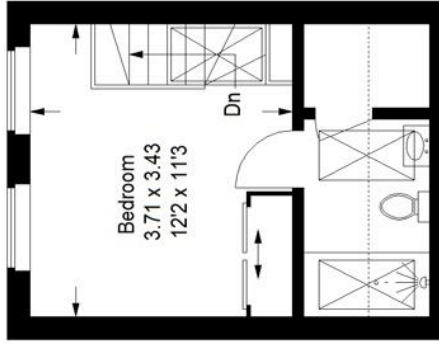
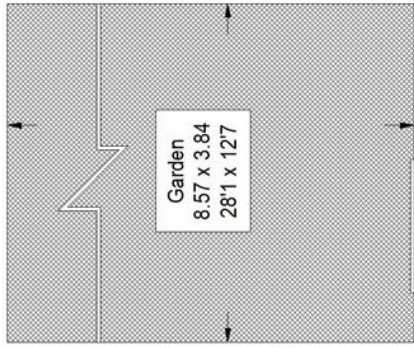
First Floor = 33.3 sq m / 358 sq ft

Second Floor = 20.2 sq m / 217 sq ft

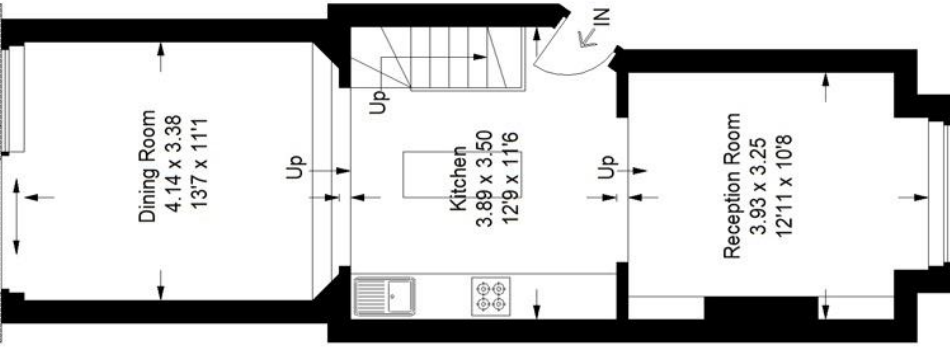
Total = 94.6 sq m / 1017 sq ft



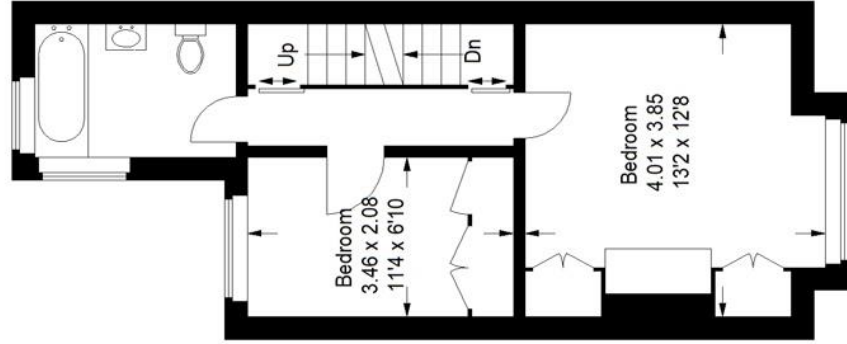
 = Reduced Headroom Below 1.5 M / 5'0"



Second Floor



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71C	871B

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