



Landells Road, SE22
Guide Price: £750,000 - £780,000

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In general

- Two double bedrooms
- Extended-half house
- Some charming period features
- Gentle modernisation required
- Additional purpose built office
- Desirable, residential road

In detail

Charming and characterful loft-extended half-house on this desirable residential street in the heart of East Dulwich.

Landells Road is enviably located for the excellent schools, parks and green spaces as well as the independent shops, bars and restaurants of Lordship Lane and North Cross Road. There are strong transport links to The City, West End and Canary Wharf from East Dulwich station (0.9 miles) and Peckham Rye (1.3 miles) as well as bus and cycle routes through the neighbouring Forest Hill, Dulwich Village and Camberwell.

Boasting over 960 Sq Ft of internal space as well as a versatile garden room/office - the mid-terrace period property has been lovingly maintained by the current owners - but would benefit from some gentle modernisation in places. There is a bay-fronted separate reception room that leads onto the gorgeous 27-ft open-plan kitchen reception room with folding doors out onto the 38-ft garden. To the first floor is the master bedroom and family bathroom with an additional 17-ft loft bedroom.

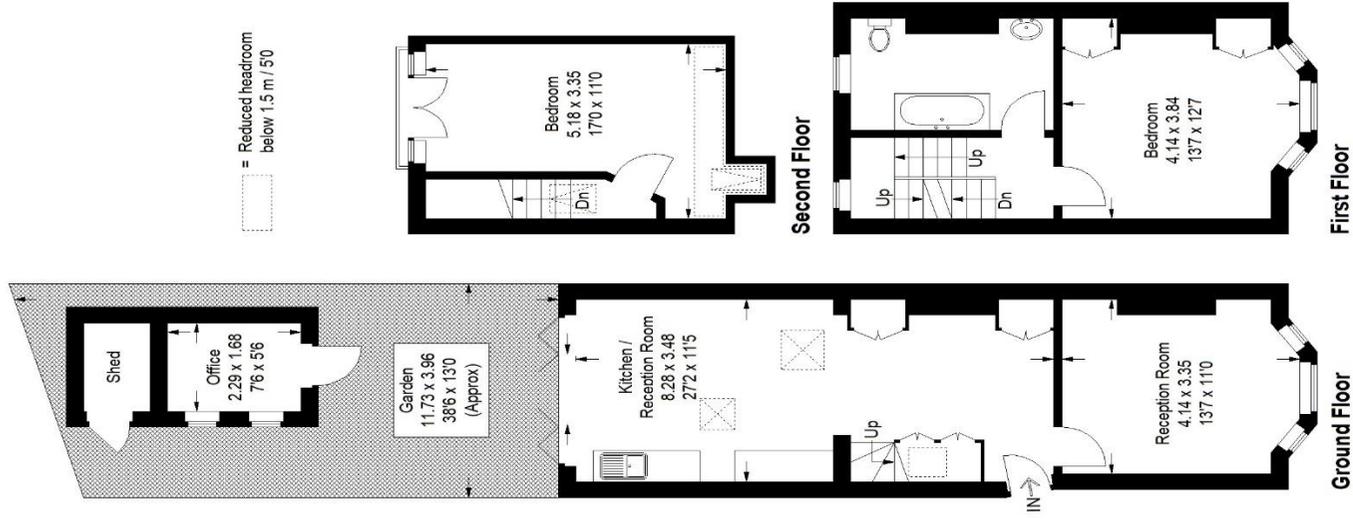
EPC: TBC | Council Tax Band: D



Floorplan

Landells Road, SE22

Approximate Gross Internal Area
 (Excluding Office / Shed)
 Ground Floor = 43.0 sq m / 463 sq ft
 First Floor = 28.8 sq m / 310 sq ft
 Second Floor = 18.1 sq m / 195 sq ft
 Total = 89.9 sq m / 968 sq ft



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