



Landcroft Road, East Dulwich, London, SE22

£745,000 *Freehold*



KEY FEATURES

Situated in a desirable residential location in the heart of East Dulwich, this appealing two-bedroom half house offers approximately 669 sq ft of accommodation, complemented by a large rear garden.

The accommodation comprises a separate reception room, a dedicated kitchen, two bedrooms and a family bathroom, providing a practical and versatile layout suited to modern living. The separate reception room offers

- Two-bedroom half house
- Approximately 669 sq ft of accommodation
- Large private rear garden
- Moments from the popular Lordship Lane
- Close to a wide range of shops, cafés, restaurants and local amenities
- Within easy reach of Dulwich Park and Peckham Rye Park
- Convenient access to East Dulwich railway station and nearby Overground connections
- Well positioned for local schools and family amenities
- Close to the Horniman Museum and Gardens



Dulwich

020 8299 2722 | dulwich@winkworth.co.uk



a welcoming space to relax, entertain guests or enjoy evenings at home, while the independent kitchen provides a functional area for everyday cooking and dining.

Upstairs, the two bedrooms offer flexibility for a growing family, a guest room or a home office, making the property equally appealing to professionals seeking additional space to work from home. The family bathroom completes the internal accommodation.

One of the property's standout features is its large rear garden, offering valuable outdoor space for entertaining, gardening, family activities or simply enjoying a peaceful retreat during the warmer months. The garden provides an attractive extension of the living space and is particularly appealing for buyers looking to enjoy the benefits of a house with private outdoor space.

The location is another major highlight. Landcroft Road is ideally positioned just moments from the vibrant Lordship Lane, placing an excellent selection of independent shops, cafés, restaurants, bars and everyday amenities within easy reach. East Dulwich is renowned for its lively village atmosphere, popular local businesses and strong sense of community, making it an attractive destination for those seeking a balance between urban convenience and neighbourhood charm.

For those who enjoy the outdoors, the property is well placed for the green open spaces of Dulwich Park and Peckham Rye Park, both offering opportunities for walking, running, cycling, picnics and leisurely weekend outings. The nearby Horniman Museum and Gardens also provides an excellent local destination for educational visits, family days out and exploring its collections and beautiful gardens.

The area is particularly appealing to families, with a selection of local primary and secondary schools within the wider neighbourhood. Professionals will also appreciate the convenient transport connections, with East Dulwich railway station nearby and additional rail and London Overground services accessible from surrounding stations, providing connections towards central London and destinations beyond. Local bus routes further enhance the area's connectivity.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: D
EPC rating: D

Mobile phone coverage:

EE (Good outdoor and variable in-home)
Three (Good outdoor and variable in-home)
O2 (Good outdoor)
Vodafone (Good outdoor and variable in-home)

(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only.)

Flood Risk: Very low risk of surface water flooding / Very low risk river and sea flooding (Information supplied by gov.uk and tenants are advised to seek their own legal advice)

Available Broadband:

Full fibre broadband

Floor plan: Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



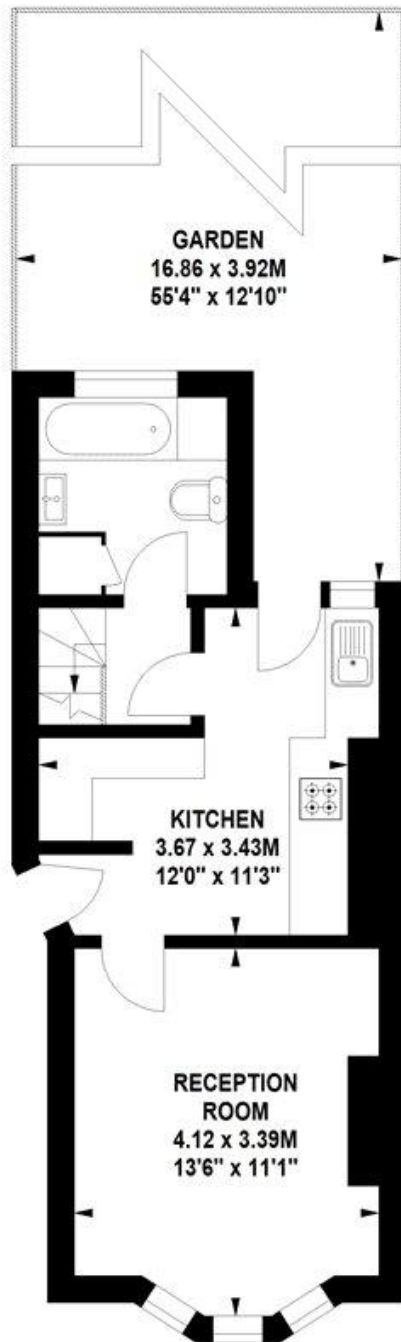
<https://www.winkworth.co.uk/sale/property/DUL160549>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

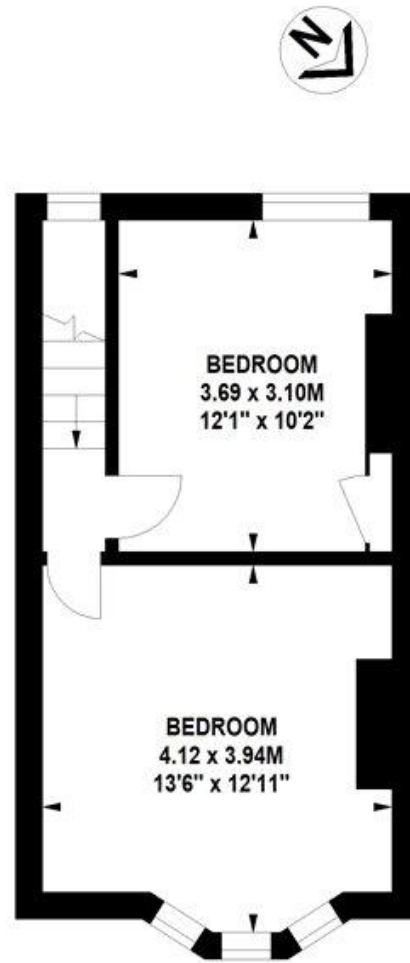
Landcroft Road

APPROXIMATE GROSS INTERNAL AREA

62.15 m² / 669 sq ft



Ground Floor



First Floor

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Dulwich

020 8299 2722 | dulwich@winkworth.co.uk