



Upland Road, East Dulwich, SE22

£1,800,000 *Freehold*

Offering generous living accommodation across multiple floors, the property combines period charm with contemporary family living.

4  2  3 

KEY FEATURES

- Four-bedroom semi-detached family home
- Three bathrooms
- Spacious open-plan kitchen and dining room
- Excellent transport links via North Dulwich and Honor Oak Park stations
- Close to Dulwich Park and Peckham Rye Park
- Walking distance to the shops, cafés and restaurants of Lordship Lane



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The ground floor features a spacious open-plan kitchen and dining room, creating an ideal space for everyday family life and entertaining. Large windows and doors provide excellent natural light and a seamless connection to the private rear garden, perfect for outdoor dining and relaxation. The property also benefits from four well-proportioned bedrooms and three modern bathrooms, providing flexible accommodation for growing families and guests.

Ideally positioned for commuters, the house is within easy reach of North Dulwich railway station and Honor Oak Park station, offering convenient connections into Central London and across the capital. The property is also well served by local bus routes and transport links.

Residents can enjoy the extensive green open spaces of Dulwich Park and Peckham Rye Park, both located nearby and offering a range of leisure and recreational facilities.

The vibrant amenities of Lordship Lane are just a short distance away, providing an excellent selection of independent cafés, restaurants, boutiques, supermarkets and everyday conveniences that make East Dulwich one of South London's most desirable neighbourhoods.



MATERIAL INFORMATION

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

Mobile phone coverage:
EE (Good outdoor and in-home)
Three (Good outdoor and in-home)
O2 (Good outdoor and in-home)
Vodafone (Good outdoor and 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)

Full Fibre Broadband:
Fibre to the Premises
FTTP
Ultrafast Full Fibre
Gigabit fibre

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		
69-80	C		
55-68	D	56 D	73 C
39-54	E		
21-38	F		
1-20	G		

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