

LANDELLS ROAD, EAST DULWICH, LONDON, SE22
£775,000 FREEHOLD

**A STUNNING HALF HOUSE, OFFERED TO THE
 MARKET IN FANTASTIC CONDITION AND
 SITUATED ON A HUGELY SOUGHT AFTER ROAD.**

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Tenure Freehold | Council Tax Band C – London Borough of Southwark

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DESCRIPTION:

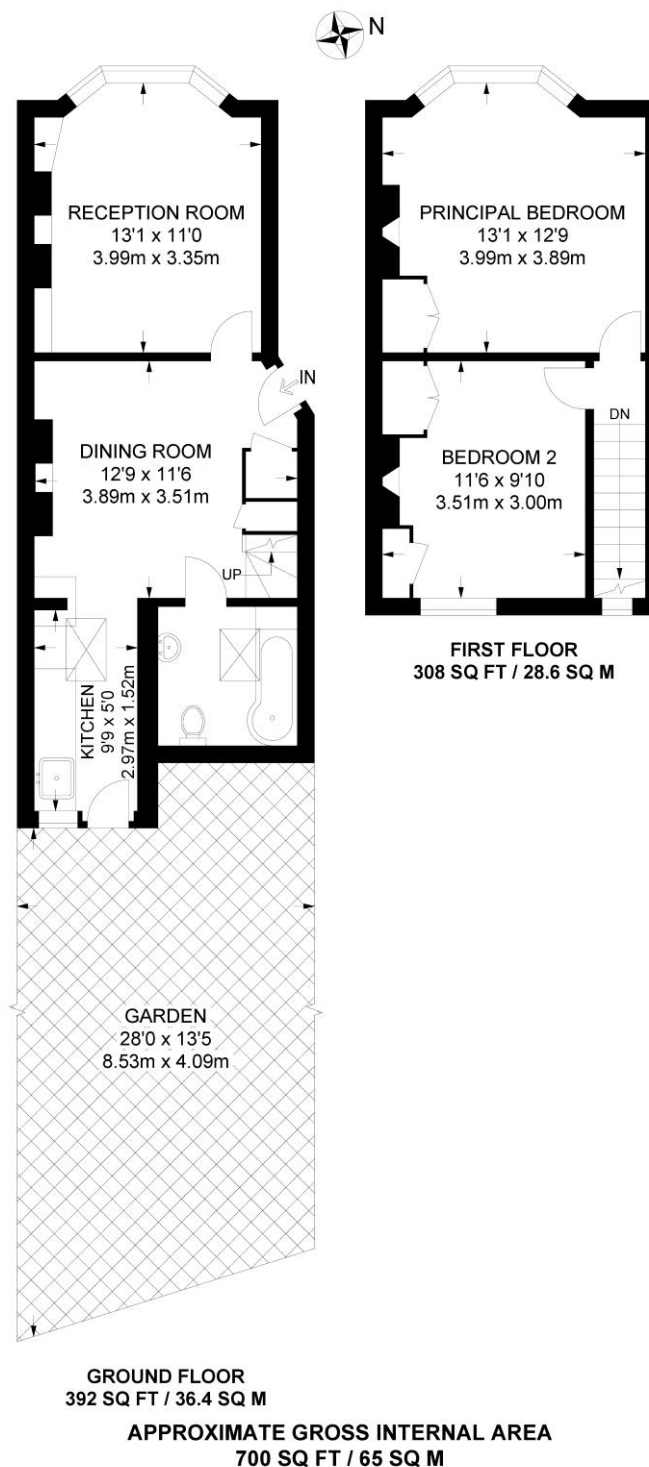
A stunning half house, offered to the market in fantastic condition and situated on a hugely sought after road. The ground floor comprises a separate reception, complete with original wood flooring, wood burner, plantation shutters and sash windows. Dining area, bathroom and fully fitted kitchen further furnishes this floor. Doors lead out to a mature garden with patio. The first floor comprises two double bedrooms, finished to a high standard and boasting built in wardrobes. The property boasts further potential to extend on the ground floor, first floor and loft STPP. Within a short walk to East Dulwich station – with links to London Bridge, it makes perfect for commuting into the city in no time, whilst being surrounded by both outstanding primary/secondary schools. Within the catchment areas for Heber Primary School/Goodrich Primary School/Harris Primary School, you will not be short of a great selection for your little ones.

AT A GLANCE

- Two Double Bedrooms
- Victorian Half House
- Large Reception
- Modern Bathroom
- Front & Rear Garden
- Close To Peckham Rye & Dulwich Park
- Great location
- Potential to extend STPP







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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

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