



Upland Road, East Dulwich, London, SE22

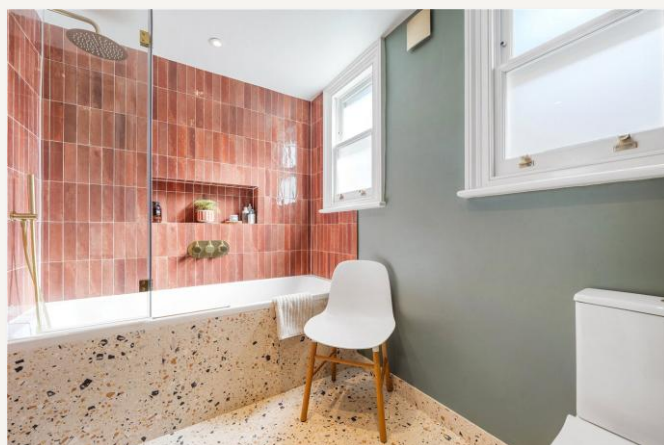
£1,600,000 *Offers in excess of - Freehold*

Set in a desirable East Dulwich location, this charming period property combines the elegance and character of a traditional London home with thoughtfully arranged contemporary living spaces, making it an exceptional choice for families and those looking for a home with both personality and practicality.

KEY FEATURES

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- Beautifully presented five-bedroom period property
- Substantial living accommodation arranged over three floors
- Generous reception room with plenty of natural light
- Separate downstairs cellar providing excellent additional storage
- Access to eaves storage space on the third floor
- Moments from Peckham Rye Park
- Close to the amenities of Lordship Lane and Honor Oak
- Excellent transport links via Honor Oak Overground and East Dulwich Station
- Excellent selection of schools nearby, ideal for families



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From the moment you step inside, the property makes an immediate impression. An abundance of natural light flows throughout the house, complemented by a wonderful use of colour that creates a warm, vibrant and inviting atmosphere while celebrating the character of the period architecture.

At the heart of the home is a generously proportioned reception room, offering a welcoming space for relaxing and entertaining. To the rear, the impressive open-plan kitchen and dining area creates a natural hub for everyday family life and social occasions. Large sliding doors open directly onto the private rear garden, seamlessly connecting the indoor and outdoor spaces and allowing the kitchen and dining area to be flooded with light.

The property also benefits from a separate downstairs cellar, providing valuable additional storage, while a utility room adds further practicality to the accommodation. The property also has a small courtyard to the centre of the property.

The upper floors provide an impressive five bedrooms, arranged across the first and second floors, offering flexibility for growing families, guests, home working or hobbies. There are two bathrooms, together with a separate WC, ensuring the house is well equipped for modern family living.

The third floor also provides access to the eaves space, offering useful additional storage and further potential for organising the household's belongings.

The location is equally appealing. Peckham Rye Park is just a stone's throw away, providing a wonderful green space for walking, recreation and family days out, while Dulwich Park is approximately a 10-minute drive from the property.

The surrounding area offers an excellent selection of independent shops, cafés, restaurants and everyday amenities, with both Honor Oak and Lordship Lane in East Dulwich close by. Transport connections are also excellent, with Honor Oak Overground and East Dulwich Station providing convenient links into London and the City, as well as connections further afield.

For families, East Dulwich is particularly well regarded for its selection of schools, making the area an attractive proposition for those with children of school age.



MATERIAL INFORMATION

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

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

(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		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

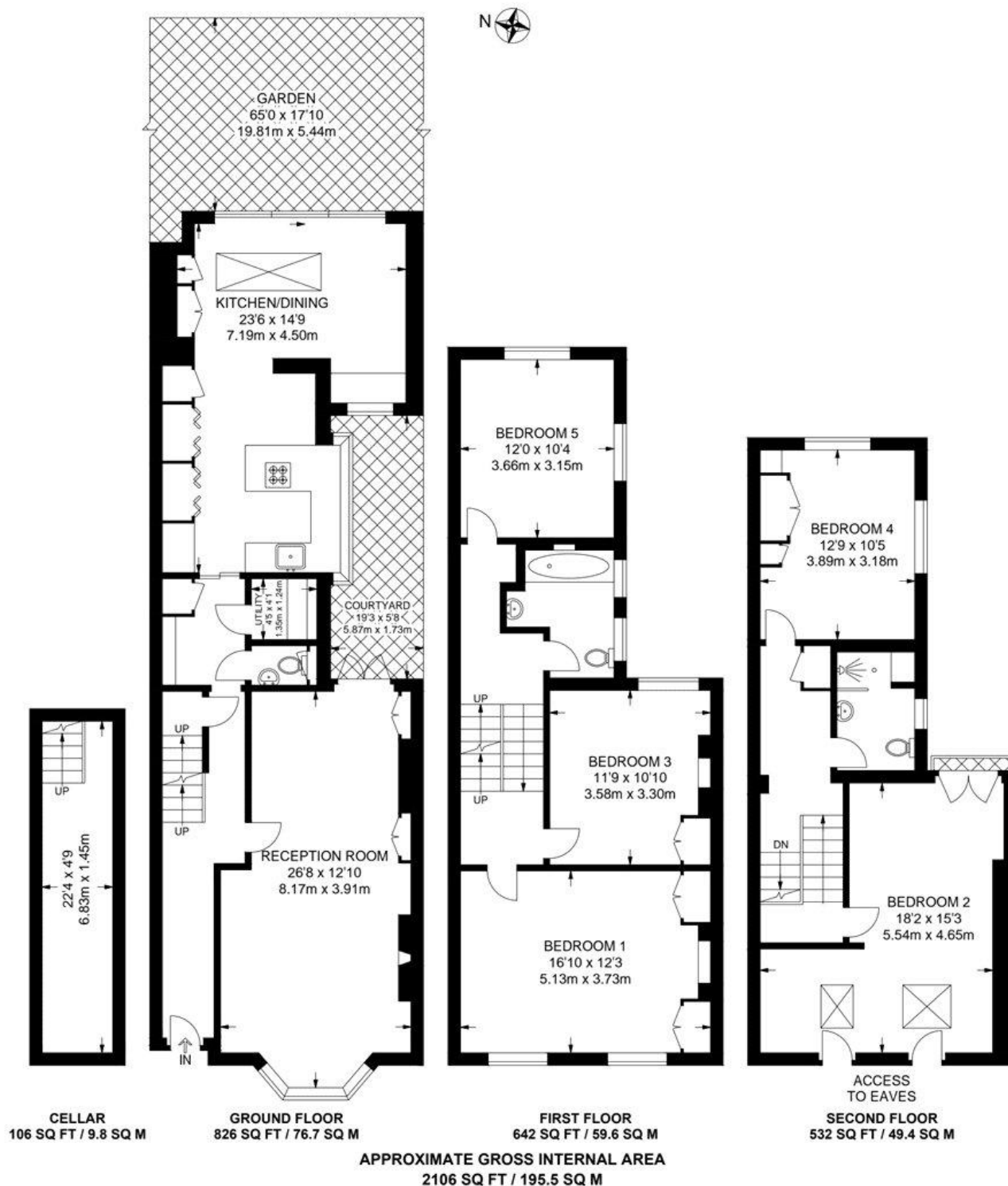
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/DUL260238>

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.





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