



**UPLAND ROAD, EAST DULWICH, LONDON SE22**  
**OIEO £1,600,000 FREEHOLD**

**NESTLED ON ONE OF EAST DULWICH'S MOST SOUGHT-AFTER RESIDENTIAL STREETS, THIS FAMILY HOME IS A BEAUTIFULLY EXTENDED FIVE-BEDROOM FREEHOLD HOME THAT BLENDS TIMELESS VICTORIAN CHARACTER WITH THOUGHTFUL MODERN UPDATES.**

**Dulwich | 020 8299 2722 | [dulwich@winkworth.co.uk](mailto:dulwich@winkworth.co.uk)**

**Tenure Freehold | Council Tax Band E – London Borough of Southwark |  
 EPC Rating C**





### DESCRIPTION:

With over 2,000 sq ft of internal space, a mature rear garden, two elegant reception rooms, and a Juliet balcony, this is a home designed for both family life and stylish entertaining. The ground floor greets you with generous proportions, high ceilings and original detailing. A bay-fronted double reception room offers versatility and charm, with working fireplaces and ample natural light. At the rear, a well-appointed kitchen-diner leads directly out to the garden — a peaceful, green haven ideal for alfresco dining and summer evenings. Upstairs, five spacious bedrooms are arranged across two floors. The principal bedroom on the top floor enjoys treetop views and opens onto a Juliet balcony — a rare touch of calm and seclusion. The home benefits from two contemporary bathrooms, one on each floor, both finished to a high standard. One of the standout features of this home is its exceptional location within the catchment areas of several Ofsted-rated Outstanding and Good primary schools, including Goodrich Primary, Heber Primary, and Harris Primary. These popular schools are all within walking distance, making the property especially appealing to families. You're also moments from the independent shops, restaurants and amenities of Lordship Lane, with green open spaces like Peckham Rye Park and Dulwich Park nearby. Excellent transport links via East Dulwich and Peckham Rye stations offer easy access into London Bridge, Blackfriars, and Victoria. Offered at £1,750,000, this is a rare opportunity to acquire a substantial and elegant home in the heart of East Dulwich SE22 — perfect for families looking to settle into one of South London's most vibrant and well-connected neighbourhoods.

### AT A GLANCE

- Five-Bedroom
- Victorian Home
- Freehold
- Mature Rear Garden
- Within Catchment For Top-Rated Schools
- Excellent Transport Links To Central London











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		
39-54	E		
21-38	F		
1-20	G		
		70 C	81 B