



Landells Road, East Dulwich, London, SE22

£850,000 Freehold – offers in excess of

The property benefits from three well-proportioned double bedrooms, providing versatile accommodation that can comfortably accommodate bedrooms, home-working space or additional living requirements.

KEY FEATURES

- Three double bedrooms
- One bathroom
- Over 1,200 sq. ft. of accommodation
- Separate kitchen
- Decent-sized private rear garden
- Close to the amenities of Lordship Lane
- Convenient for Dulwich Park and Peckham Rye Park
- Excellent transport options via East Dulwich railway station and Forest Hill Overground



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The property also features a well-appointed family bathroom and a separate kitchen, creating a practical layout with a clear distinction between the living and cooking areas.

One of the property's particular highlights is its decent-sized rear garden, offering valuable outdoor space for relaxing, entertaining and al fresco dining. The garden provides an extension of the internal living space and is ideal for enjoying warmer months, gardening or creating a private outdoor retreat.

The property is ideally positioned for enjoying the best of East Dulwich and the surrounding SE22 neighbourhoods. The vibrant amenities of Lordship Lane are close by, offering a wide selection of independent cafés, restaurants, bars, shops and everyday conveniences.

For those who enjoy the outdoors, there is an excellent choice of nearby green spaces. Dulwich Park provides extensive open parkland, landscaped areas and recreational facilities, while Peckham Rye Park offers another substantial green space for walking, exercise and leisure.

Transport connections are also well placed, with East Dulwich railway station providing rail services towards central London and other destinations, while Forest Hill Overground station offers access to the wider London Overground network.



MATERIAL INFORMATION

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

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: 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 Cabinet 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		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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

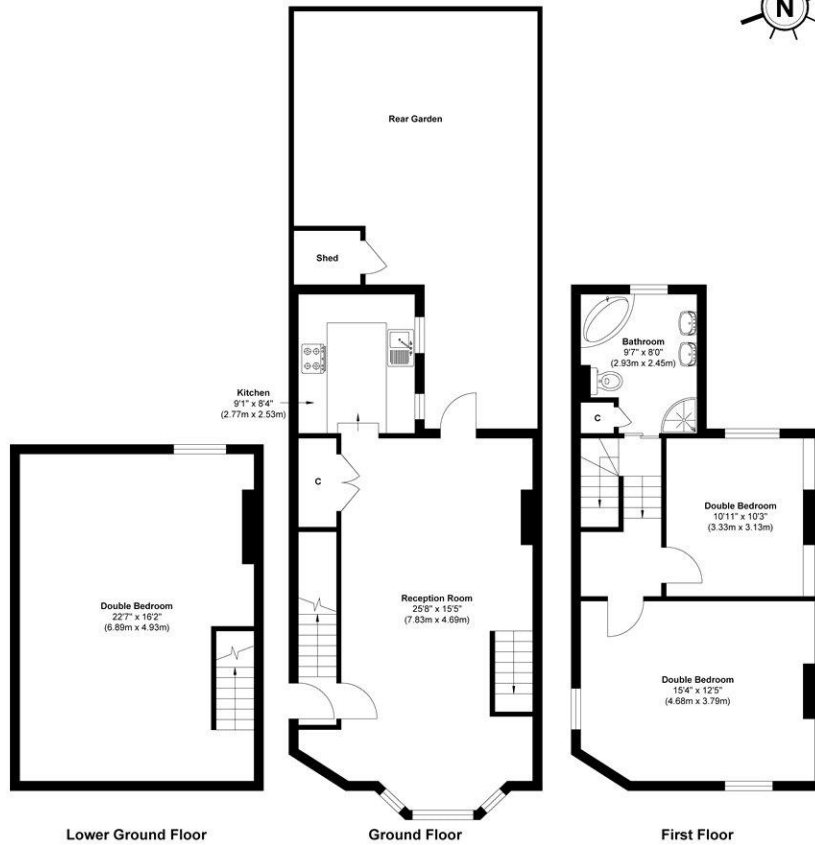


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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Landells Road



Approx. Gross Internal Floor Area 1298 sq.ft / 120.55 sq. m
Illustration for identification purposes only, measurements approximate, not to scale

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