



Lacon Road, East Dulwich, London, SE22

£1,400,000 *Freehold*

Set on the sought-after Lacon Road in the heart of East Dulwich, this beautifully presented four-bedroom home combines period character with a high-quality contemporary finish, creating an impressive and versatile family residence.



4  2  2 

KEY FEATURES

- Beautifully presented throughout
- Finished to a high specification
- Generous and versatile living accommodation
- Large private rear garden
- Sought-after East Dulwich location
- Moments from East Dulwich Station and Close to Denmark Hill Overground Station
- Direct links into the City and beyond
- Close to Peckham Rye Park and Dulwich Park
- Walking distance to the amenities of Lordship Lane
- Close to the independent shops, cafés and restaurants of Bellenden Road
- Excellent local schools and amenities nearby



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The property has been thoughtfully maintained and finished to a high specification throughout, offering generous proportions, stylish interiors and an abundance of natural light. With four well-proportioned bedrooms, two bathrooms and two reception rooms, there is excellent flexibility for both family living and entertaining.

Upon entering, the welcoming accommodation immediately showcases the quality and character of the property. The two reception rooms provide versatile spaces that can be configured as formal and informal living areas, a playroom, home office or entertaining space, depending on the needs of the next owner.

The heart of the home is complemented by a beautifully appointed kitchen and dining area, providing an ideal setting for everyday family life and entertaining. High-quality finishes and considered design create a sophisticated yet comfortable environment, while the generous proportions throughout the property offer ample space for modern living.

Upstairs, the property provides four well-sized bedrooms, offering excellent accommodation for a growing family, guests or those requiring dedicated home-working space. The two bathrooms have been finished to a high standard, providing both practicality and style.

To the rear is a large private garden, offering a wonderful extension of the living space during the warmer months. The generous garden provides plenty of room for outdoor dining, entertaining, children's play and relaxing, while also offering considerable potential for keen gardeners.

The location is particularly impressive. Peckham Rye Park and Dulwich Park are both within easy reach, providing extensive green open spaces for walking, running, recreation and family days out.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: E
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: 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:

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		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

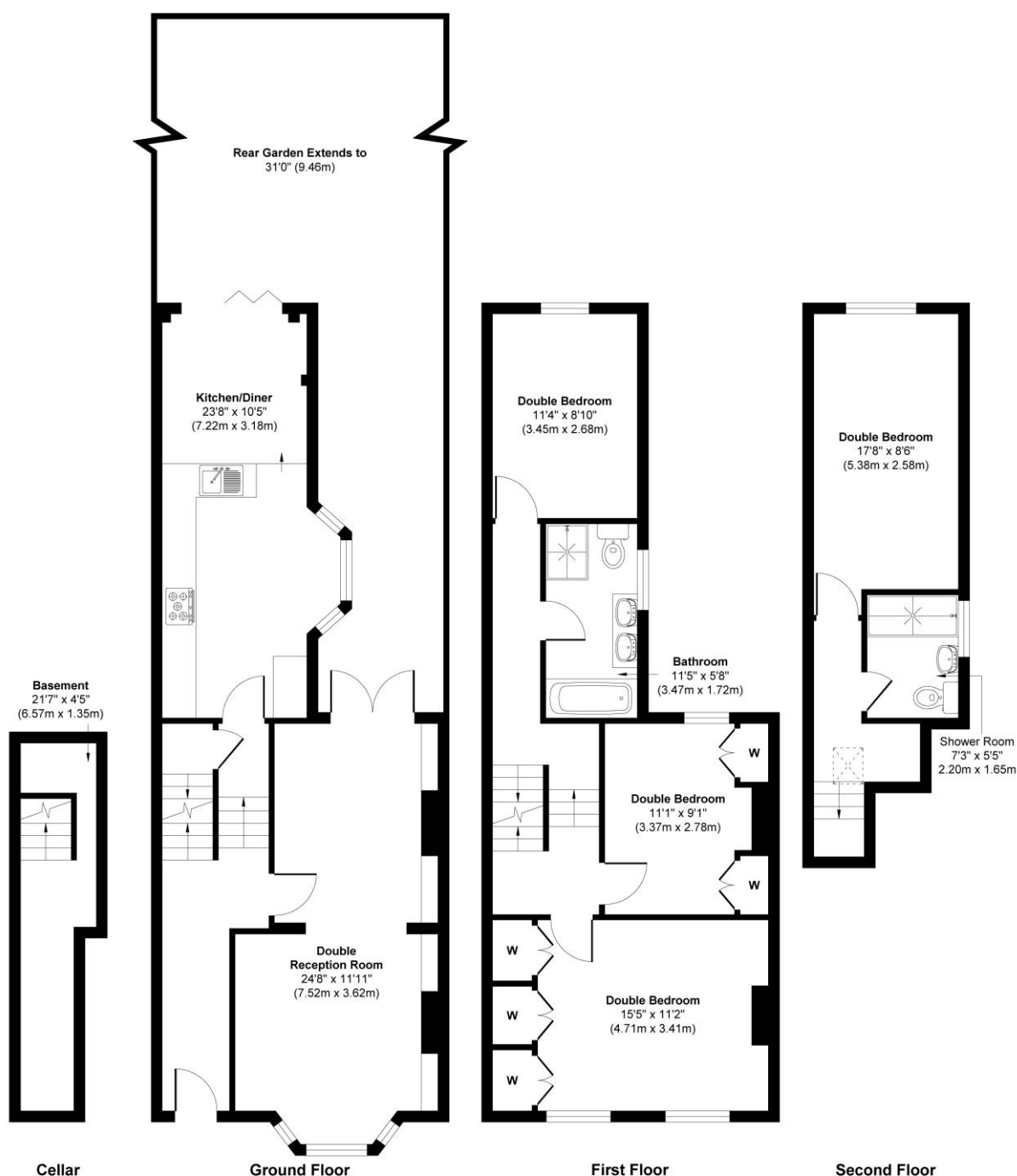


<https://www.winkworth.co.uk/sale/property/DUL260273>

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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Approx. Gross Internal Floor Area 1480 sq.ft / 137.49 sq. m

Illustration for identification purposes only, measurements approximate, not to scale

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