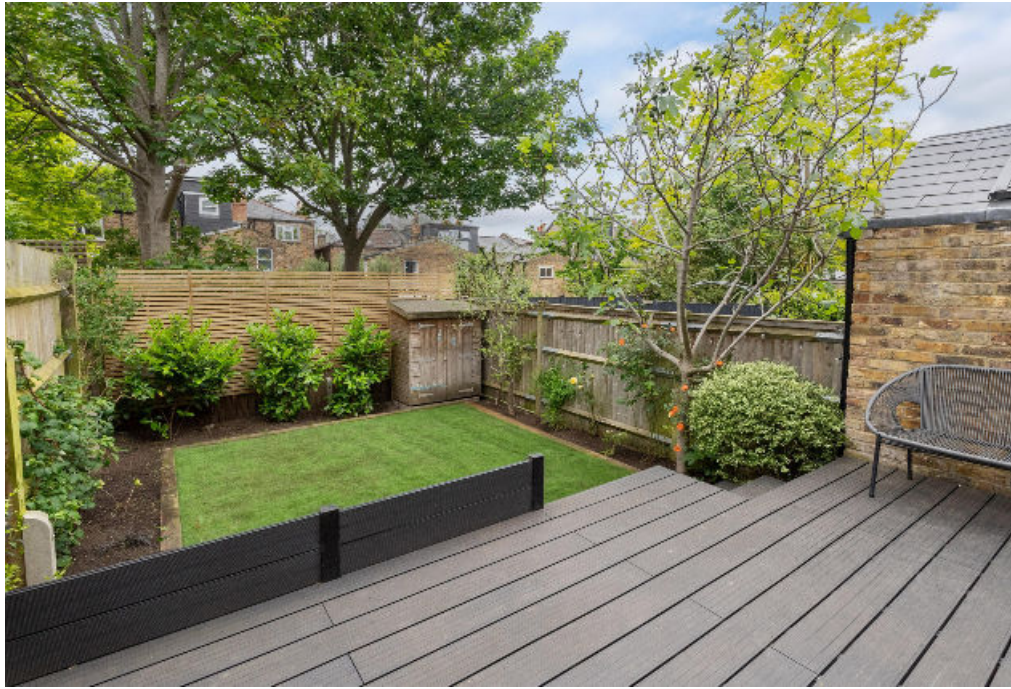




Landroft Road, East Dulwich SE22







## Description

Extensively renovated to an impeccable standard, this wonderful Victorian home is situated in a highly desirable East Dulwich location. Thoughtfully updated throughout, the property has been rewired and boasts Havwoods wooden flooring, antique brass fittings and new radiators among many other improvements. Where possible, traditional details such as picture rails, cornicing and corbels have been added to enhance its character.

At the front of the house, a double-length reception room features a striking bay window, an ornate feature fireplace, and impressive high ceilings. A bespoke media unit with hidden LED lighting adds a modern touch, while French doors provide direct access to the garden.

The rear of the property hosts a bespoke kitchen entertaining space, fitted with custom-made painted wood units, limestone waterfall-style countertops and hidden LED lighting. High-spec appliances include a Rangemaster double oven, Bosch full-size family dishwasher, Bosch washing machine and tumble dryer (available by negotiation), a Bosch American-style fridge (available by negotiation) and a wine fridge. A sociable built-in seating area with hidden storage, power points and upholstered finishes creates the perfect spot for family dining or hosting. The kitchen is further enhanced by a brand-new combi boiler connected to a Tado smart system. Bi-folding doors open onto the private rear garden, which features a decked area, well-maintained lawn and beautifully landscaped flower beds. Mature olive and a fig tree, alongside newly planted laurels, offer natural privacy, while Pooky outdoor lighting and external power sockets add convenience.

Upstairs, the property offers four generously sized, light-filled bedrooms spread across two floors. Both the family bathroom and shower room are finished with Mandarin Stone tiles, underfloor heating, tall rain showers, heated towel rails and a fitted electric mirror cabinet. The loft bedroom is further equipped with a fitted air-conditioning unit.

Externally, the house has been repointed and fitted with new wooden sash double-glazed windows, while the Victorian lead water pipe has been replaced with a modern equivalent. The front of the property boasts a striking new Farrow & Ball "Off Black" door, a Pooky porch light and a monochrome tiled path.





## Location

Superbly located for the vibrant cafes, bars and restaurants on Lordship Lane and direct transport links into central London.

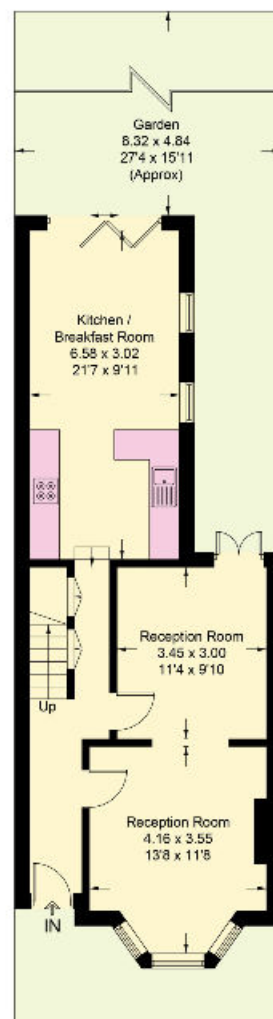
Popular Schools can be found nearby including the Harris Primary Academy, Charter East Dulwich Secondary, Dulwich College, Dulwich Prep, Alleyn's School and James Allen's Girls' School.

East Dulwich Station (0.7 mile) is close by for Southern services to London Bridge and Charing Cross. Peckham Rye Station (1.6 mile) also offers services to London Victoria, London Bridge, Thameslink services to London St. Pancras International and London Blackfriars as well as overground services to Canada Water, Shoreditch High Street, Highbury & Islington and Clapham Junction. All distances are approximate.





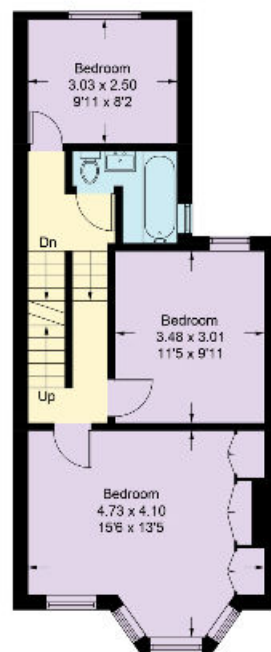




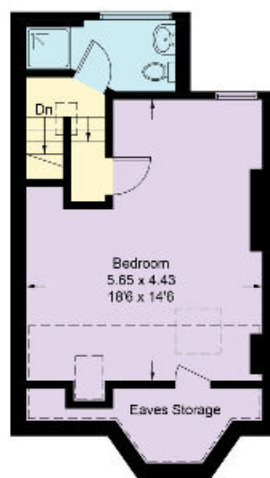
Ground Floor



Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor

Approximate Gross Internal Area = 129.3 sq m / 1392 sq ft  
(Excluding Reduced Headroom / Eaves Storage)  
Reduced Headroom / Eaves Storage = 10.5 sq m / 113 sq ft  
Total = 139.8 sq m / 1505 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Tenure: Freehold  
EPC: E  
Council Tax Band: E  
Local Authority: Southwark Council  
Guide Price: £1,350,000

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2025. Photographs and videos dated May 2025.

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