



Upland Road, SE22
OIEO £1,300,000

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In general

- Four double bedrooms
- Additional study/single bedroom
- Two bathrooms
- Excellent condition throughout
- Potential to kitchen-extend (STPP)
- Desirable, residential road

In detail

Stunning, charming and tastefully extended five-bedroom family house on this desirable road in the heart of residential East Dulwich.

Upland Road is enviably located for the excellent primary, secondary and private schools as well as a host of gorgeous parks and green spaces. There are strong transport links into The City and West End from East Dulwich station (1.3 miles) and Forest Hill station (1.2 miles) along with a bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Camberwell. There are an array of independent shops, bars, coffee shops and restaurants nearby on Lordship Lane, North Cross Road and London Road.

Boasting over 1,400 Sq Ft of internal space which has been lovingly maintained by the current owners – there is a characterful 24-ft bay-fronted double reception, a modern kitchen-breakfast room with folding doors opening out onto the 28-ft low-maintenance garden. To the first floor is a 14-ft principal bedroom with built-in wardrobes, a family bathroom and two further double bedrooms. Up on the second floor is a beautiful 17-ft loft bedroom with stunning cityscape views, an off-suite shower room and an additional bedroom/study.

Early viewing recommended.

EPC: D | Council Tax Band: D

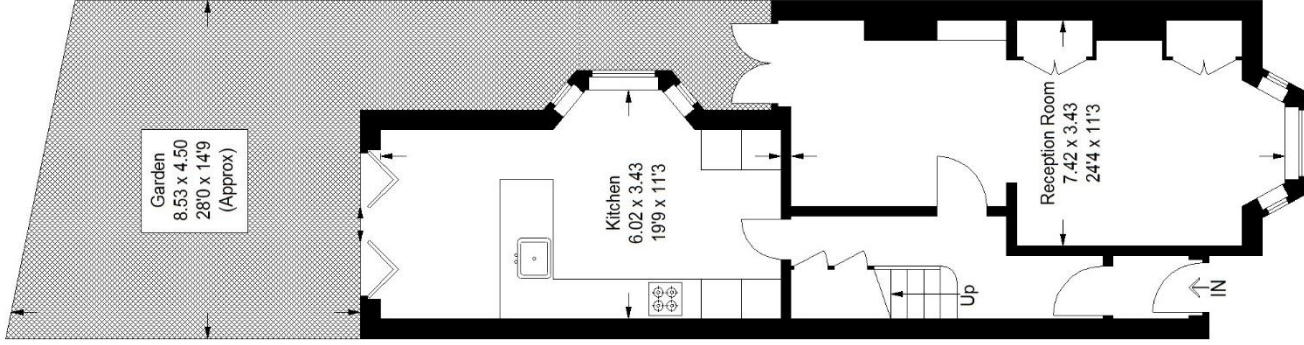


Floorplan

Upland Road, SE22

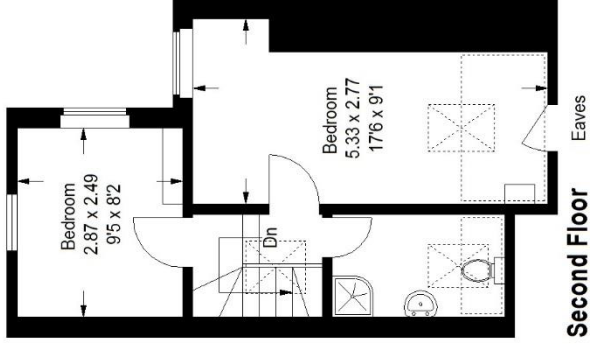
Approximate Gross Internal Area
(Excluding Eaves)

131.0 sq m / 1414 sq ft

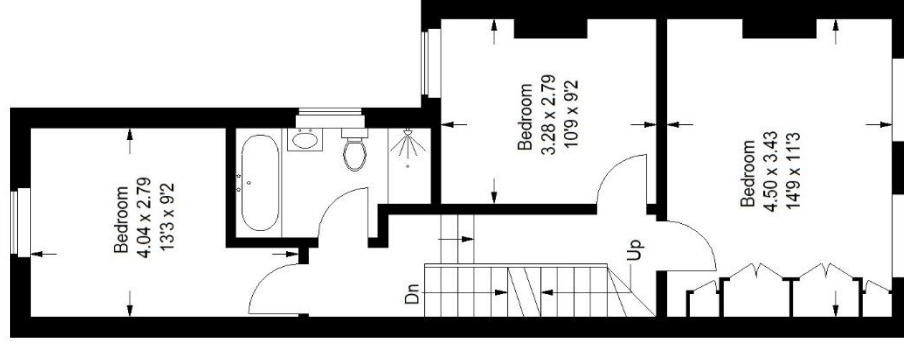


Ground Floor

= Reduced Headroom Below 1.5 M / 5'0



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	82 B
39-54	E		
21-38	F		
1-20	G		

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