



Peel Terrace, SE22 9EE  
£1,250,000

02087028222  
eastdulwich@pedderproperty.com

**pedder**  
We live local

## In General

- CHAIN FREE
- Four double bedrooms
- Three bathrooms
- 29-ft kitchen-diner
- Desirable, residential road
- Excellent condition

## In Detail

CHAIN FREE – Stunning, spacious and beautifully bright four-bedroom modern townhouse ideally located in the heart of East Dulwich.

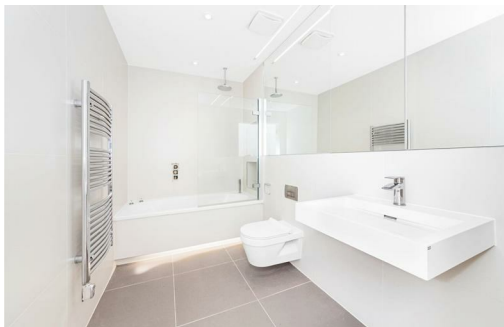
Peel Terrace, Upland Road offers enviable access into the independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road as well as the excellent parks, green spaces and local schools. There are strong transport links into The City and West End from East Dulwich station (0.6 miles) and Peckham Rye station (1.1 miles) as well as bus/cycle routes through the neighbouring Herne Hill, Dulwich Village, and Camberwell.

This 2017-built mid-terrace house forms part of a boutique collection of five properties and boasts over 1,890 Sq Ft of internal space spread across four floors. There is a sumptuous 20-ft reception on the ground floor that leads through bifold doors onto the 21-ft low-maintenance garden. On the lower ground floor is a gorgeous 29x16 kitchen-diner flooded with secondary light and plenty of space to host and entertain. On the top two floors there are four comfortable bedrooms with two bathrooms, including an en-suite to the rear-facing principal room. There is ample storage throughout and the property benefits from solar panels to the roof and air-source heat pumps to increase energy efficiency.

Early viewing recommended.

EPC: B | Council Tax Band: F

EPC: | Council Tax Band: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.