



Landells Road, SE22 | £625,000

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## In General

- Two double bedrooms
- Private courtyard garden
- Own front door
- Over 800 Sq Ft
- Excellent condition throughout
- Desirable, residential road

## In Detail

Charming, spacious and beautifully bright two-bedroom period conversion with a private courtyard garden on this desirable residential road in the heart of East Dulwich.

Boasting over 800 Sq Ft of internal space which has been lovingly maintained and modernised by the current owner who are upsizing out of London. As you enter through a private front door - there is a sumptuous 27x10 reception room with access through patio doors onto the 21-ft garden as well as the attached 11x9 ft modern kitchen. There are two comfortable double bedrooms including the 15x12 principal bedroom with built-in wardrobes and a family bathroom with bath and stand-up shower cubicle.

Landells Road is enviably located for the independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road as well as the gorgeous parks and green spaces. There are strong transport links into The City and West End from East Dulwich station (0.9 miles) and Forest Hill station (1.5 miles) as well as bus/cycle routes through the neighbouring Peckham Rye, Dulwich Village and Denmark Hill.

Early viewing recommended. Onward chain complete.

EPC: D | Council Tax Band: C | Lease: 990 years remaining | SC: Nil | GR: Nil | BI: Nil

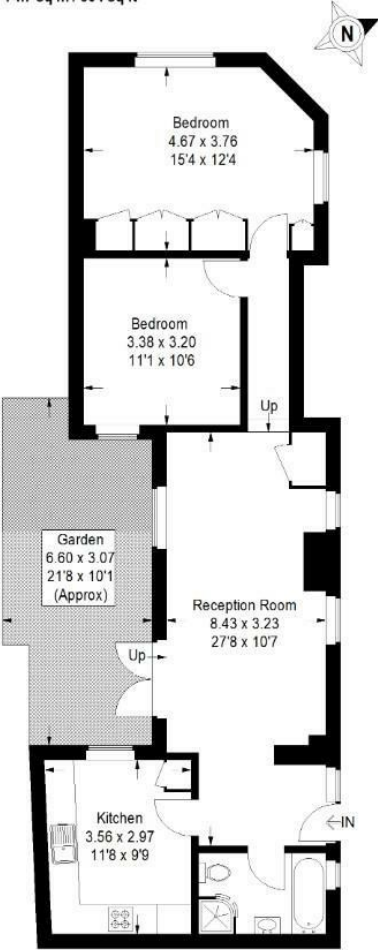




# Floorplan

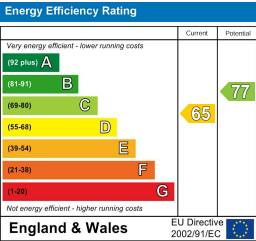
Landells Road, SE22

Approximate Gross Internal Area  
74.7 sq m / 804 sq ft



## Ground Floor

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