



## Upland Road, SE22

£700,000

At just over 1100 SQ.FT, this wonderfully light three double bedroom split-level flat combines spacious, well-appointed accommodation with a clean neutral finish. With its own front door and off street parking, this upper maisonette occupies the whole first floor and converted loft of a wide Victorian terraced house and comes with the rare benefit of ownership of the whole freehold.

Located within walking distance of Lordship Lane and Peckham Rye Park. East Dulwich and Peckham Rye stations are also close by, with overground links to London Bridge, Victoria & Blackfriars.

### Features

- 1163 Sq FT
- Off Street Parking
- Own Front Door
- Three bedrooms
- Perfect For Entertaining
- No Onward Chain



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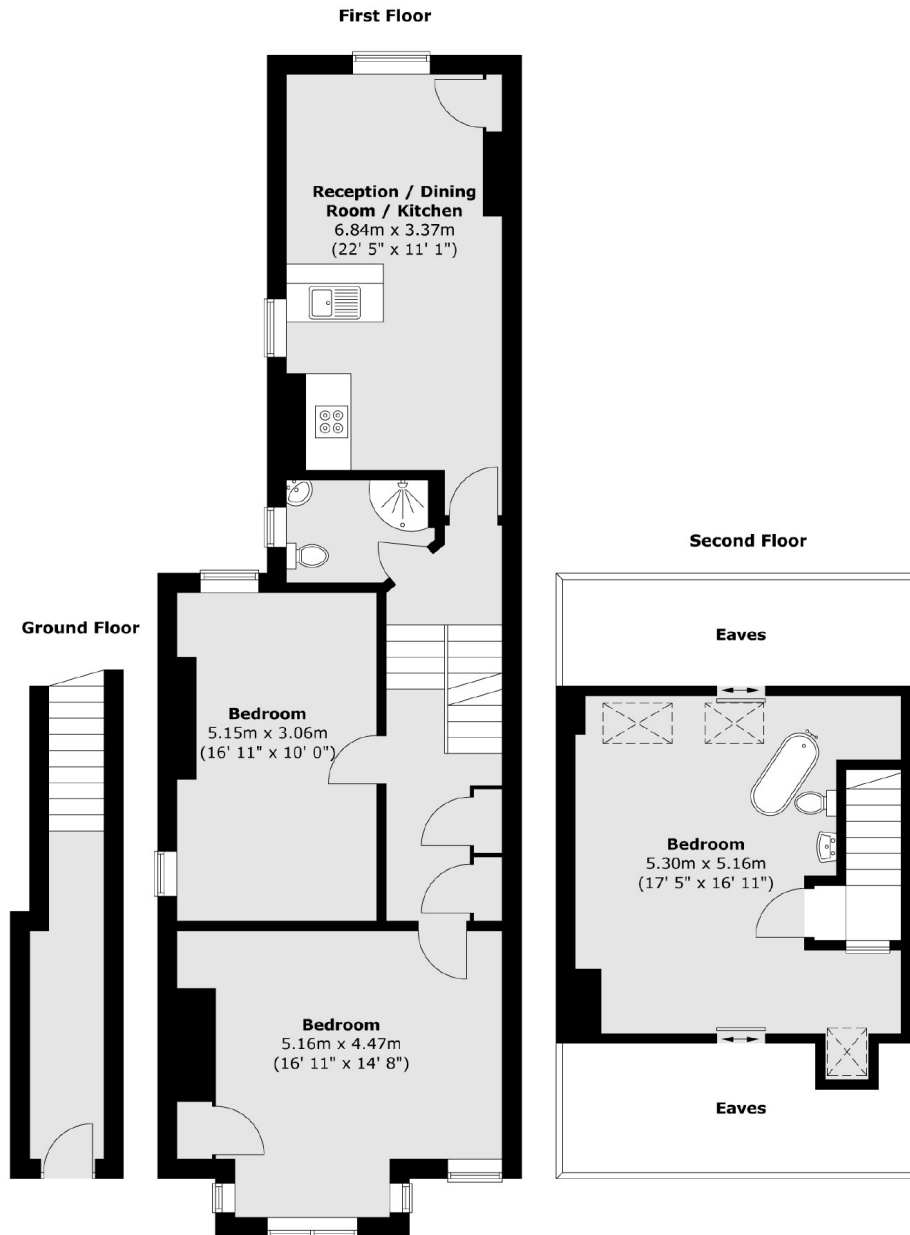
The flat itself is very well presented, on the first floor both bedrooms are generous doubles, especially the full width master bedroom which has a large window to the front bay. Both are served by a stylish bathroom/WC

The kitchen / reception room to the rear measures over 22ft and is perfect for entertaining. It has extensive storage units, space for a large dining table and a comfortable seating area overlooking the neighbouring gardens.

The third bedroom within the converted loft has a contemporary bath and WC with a large Velux skylight. There is scope for further extension for a much larger room with an enclosed bathroom and small roof terrace if required, subject to obtaining planning permission



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Total area (approx.) : 108.1 sq. m (1163 sq. ft)