

UPLAND ROAD, EAST DULWICH, SE22

LEASEHOLD

£620,000



SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

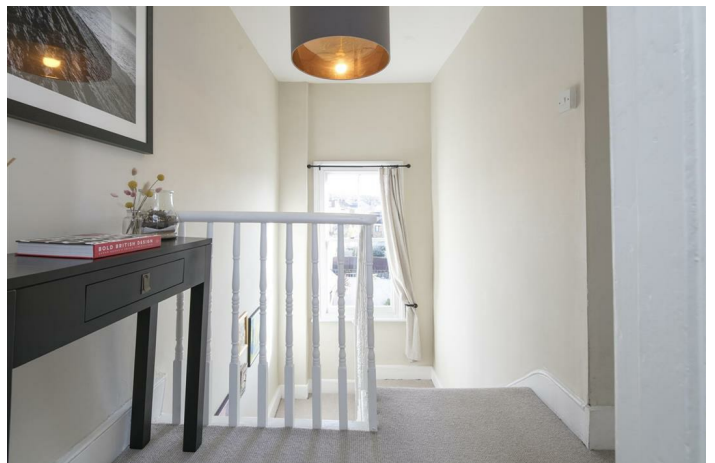
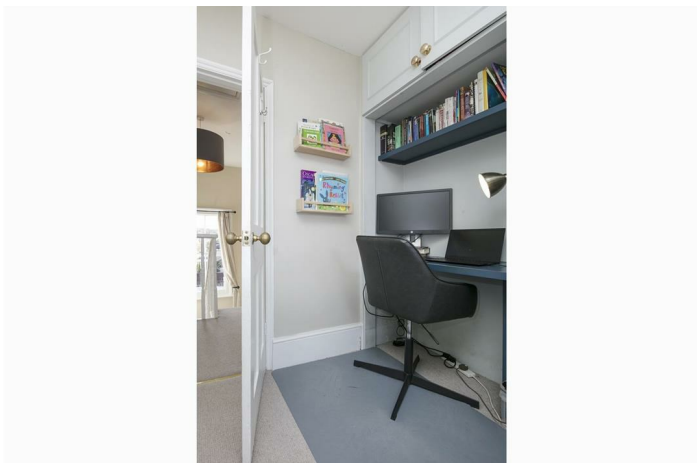
Lease Length: 165 years remaining
Service Charge: £1651 per annum
Ground Rent: n/a

FEATURES

Private Balcony
Split Level
Impressive Proportions
Bright and Stylish
Leasehold



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Splendid Split-Level Period Flat With Sunny South Facing Balcony.

Enjoying a spacious, bright and stylish vibe, this fantastic two bedder boasts a most impressive proportion. Spread generously over the top two floors of a well-placed period conversion, the property supplies a gorgeous, open-plan kitchen/living area with tonnes of lounging, cooking and entertaining space, two lovely double bedrooms and contemporary bathroom. The rear-facing roof terrace offers a wonderful spot for morning coffee or evening vino. Substantial loft space also offers the opportunity for an additional bedroom and bathroom upon regular planning approvals. From here you can stroll to a seemingly endless list of social attractions. Peckham and East Dulwich are jam packed with bars, boutiques, restaurants and night life. There's plentiful greenery nearby with both Peckham Rye Park and Goose Green only a 5 minute stroll and you're also within a 15 minute walk of the expansive Dulwich Park. For travel connections you're less than a 15 minute walk to East Dulwich Station for services to Crystal Palace, Beckenham, Peckham and London Bridge. Peckham Rye Station is a short bus ride away for further London Bridge connections along with Blackfriars, Elephant & Castle, Clapham and Canada Water for the Jubilee Line.

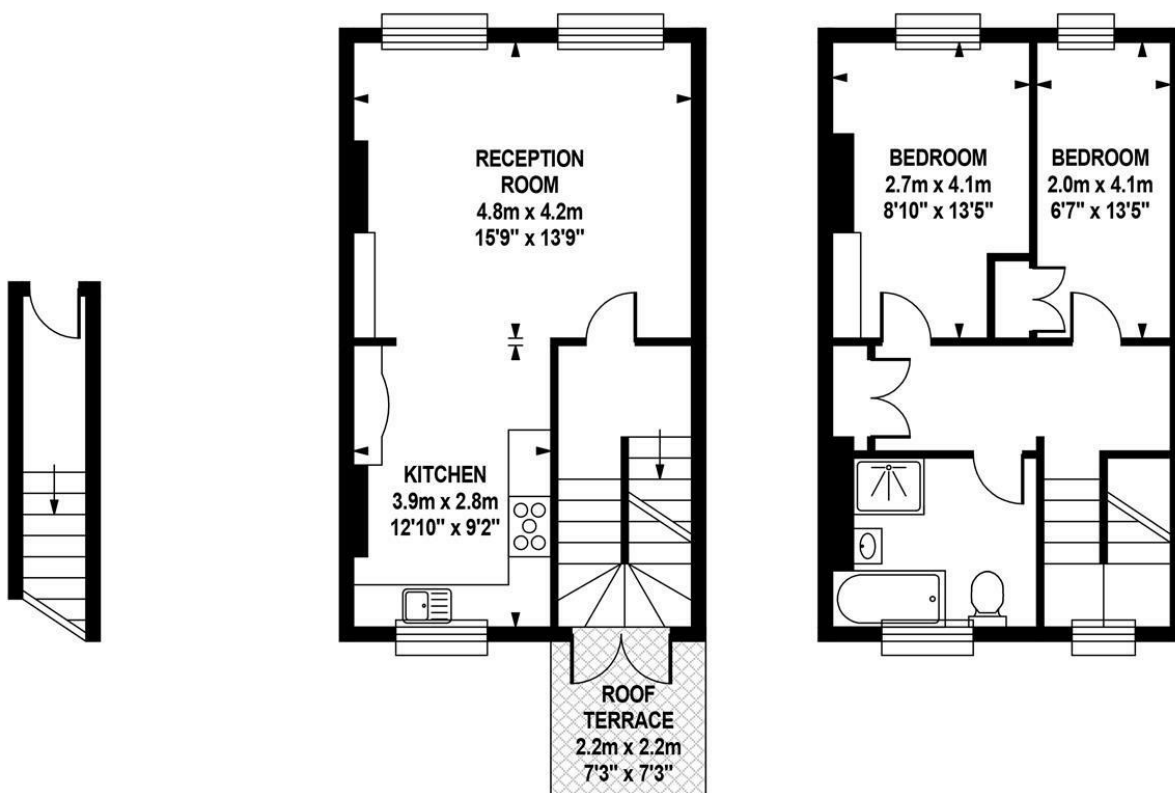
A well maintained communal hallway leads upward to your entrance where a bright landing leads you upward. The open-plan living area is a super full width space that runs the full depth of the building also. To the front is a comfortable lounging and formal dining space with two large windows and a most attractive original feature fireplace. A tiled hearth and wooden mantel are flanked on either side by low level storage units and raised shelving. Picture rails separate Farrow and Ball's 'Skimming Stone' with 'Shaded White' on the frieze for good measure. The kitchen runs uninterrupted to the rear with more fab original wooden floors and plenty of dining space. A white tiled splashback with a yummy retro mustard wall above complements the plentiful storage. There's a four ring gas hob, oven and ceramic sink and drainer. Upward to the spacious upper landing you find access to the sunny balcony on the rear return. It's a pleasant bright space with mature greenery and peaceful views over the chimney tops of South East London. The master bedroom fronts the street with plenty of space for a double bed and storage. A second bedroom fronts the street with recessed storage and working space. Last but not least comes a slick and contemporary bathroom with both walk-in shower and bath.

The area is simply awash with social endeavours. The much loved East Dulwich Tavern offers friendly beers and summer fun. The Palmerston and Franklins are great for some classy nosh and with the new Eric's bakery a stone's throw away you'll be sure to be first in line. William Rose butcher is widely loved and we often visit the Moxon's fish mongers. A great selection of curry houses and some fab little cafes to meet your mates. There's an M&S both near East Dulwich station and on Lordship Lane and the East Dulwich Picture House is a fine spot for some flicks. Peckham supplies a flood more social attractions and culinary delights. We love Ganapati and the Begging Bowl in wonderful Bellenden Village.

Tenure: Leasehold

Lease Length: 165 years

Council Tax Band: C



GROUND FLOOR

Approximate Internal Area :-
4.14 sq m / 45 sq ft

FIRST FLOOR

Approximate Internal Area :-
39.84 sq m / 429 sq ft

SECOND FLOOR

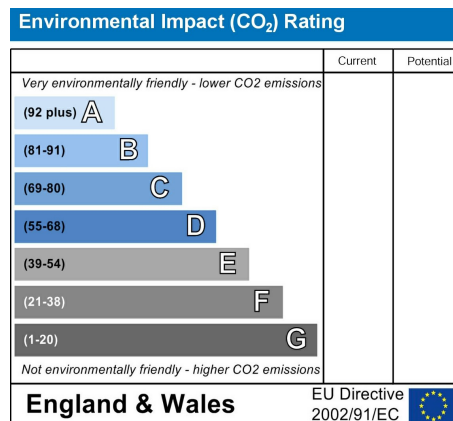
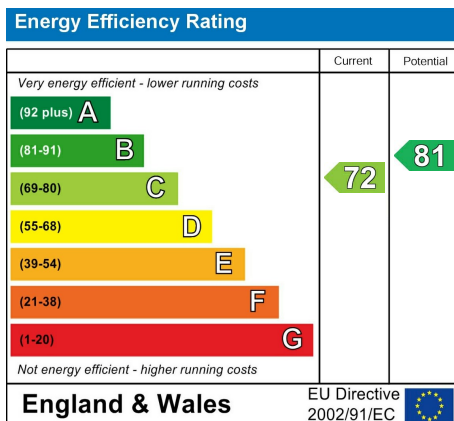
Approximate Internal Area :-
39.84 sq m / 429 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 83.82 sq m / 903 sq ft
Measurements for guidance only / not to scale



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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

