

# NO FLIES

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Contact us on 020 7737 8047

Upland Road, East Dulwich, London SE22

£425,000

Share of Freehold

Chain Free - A smart one bedroom apartment with two private garden areas.



## Local Transport

### **East Dulwich**

Short bus ride away.

Destinations: **London Bridge**

### **Forest Hill**

Approx 1 mile away

Destinations: **London Bridge, London Victoria and London Overground.**

### **12, 40, 176, 185 & 197**

All within c.300-500m

Destinations: **Elephant & Castle, Waterloo, Oxford Circus, The City and Victoria.**

This lovely, one bedroom apartment, which is currently tenanted but is being sold chain free and with vacant possession, is to be found on the ground floor of a period property towards the south of Upland Road. The location is peaceful and yet the centre of East Dulwich is easily accessible. Within a short walk of the property at one end of Upland Road are the beautiful open spaces of Dulwich Park and Dulwich village beyond. – at the other end you will find Peckham Rye. Also close by are the award winning Horniman museum (which has a weekly farmers market) and the useful shopping parade at the crossroads on Lordship Lane where you will find both Dulwich library and the Plough public house and restaurant. From the southern end of Lordship Lane, which is a few minutes on foot from the property, you can pick up buses heading in the direction of both Forest Hill and East Dulwich.

In East Dulwich you have access to the many restaurants, bars and independent shops to be found on Lordship Lane, one of south east London's best high streets. The weekly North Cross Road market is another easily accessible resource as is the East Dulwich Picturehouse cinema.

Both East Dulwich railway station (which provides direct services into London Bridge (c.13 mins)) and Forest Hill station (where you will find direct trains to Victoria and King's Cross stations and access to the London Overground with connections to the tube services to Canary Wharf) are within a ten to fifteen minute bus ride along Lordship Lane on bus routes that can, alternatively, take you directly to Victoria, Waterloo and The City.

You approach the property through the front garden and enter into the communal hallway, where you will find the door to the apartment on your left. Upon entering the apartment, you find yourself in the hallway with its wooden floor that extends on into the reception room to the front and the bedroom to the rear.

The door to the reception room is directly in front of you as you enter the apartment. This is an extremely bright and spacious room with high ceilings, typical of properties of this period. There is a wide bay looking out to the front onto Upland Road. This lovely room has fitted shelving to both chimneybreast recesses and a wooden fireplace surround fitted to the chimneybreast itself.

Adjacent to the reception room is the kitchen. This is fitted with the range of modern, white high gloss units with a marble effect work surface. There is an integrated oven and hob with room for freestanding fridge freezer, washing machine and slimline dishwasher. From the kitchen a casement window looks out onto the rear garden area.



Next along the hallway you pass a useful under stair storage cupboard on your right as well as the door to the separate cloakroom, which is fitted with a low-level WC. Opposite the cloakroom is the bathroom. This is fitted with a white two-piece suite comprising a modern handbasin and bath with over bath shower.

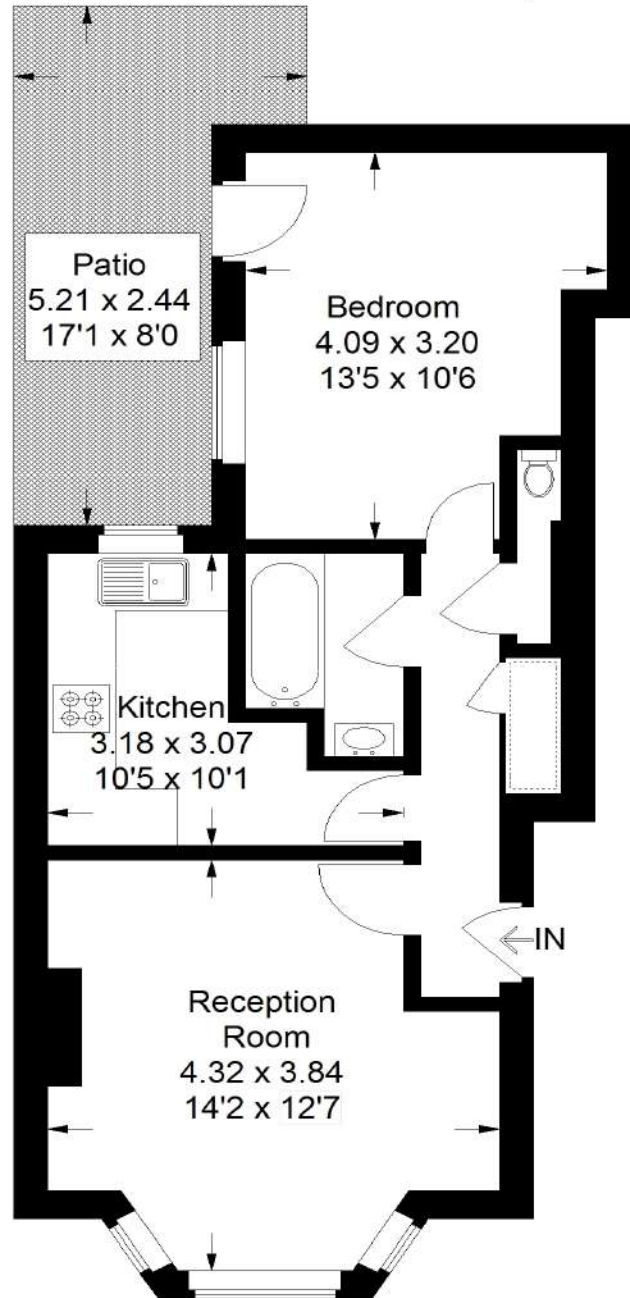
At the rear of the property is the bedroom. This is a spacious double room with both a casement window and half glazed door looking out onto the rear courtyard garden area.

Externally, this lovely flat benefits from two separate private garden areas. To the front there is an enclosed area, which is laid to shingle and would be ideal for a summer barbecue and also a great place to install some secure bike storage should any new owner wish. To the rear of the property is a further private patio garden area, which provides a shady haven during the hotter months and would be the perfect spot for outside dining or entertaining. From this garden area there is access to a dry storage area (3x0.7m) which is ideal for storing larger, seldom used items and is a real boon in a one bedroom property.

Neutrally decorated and double-glazed throughout, the apartment is being sold with a share of the freehold and chain free. It is ready to be moved into and early viewing is recommended.

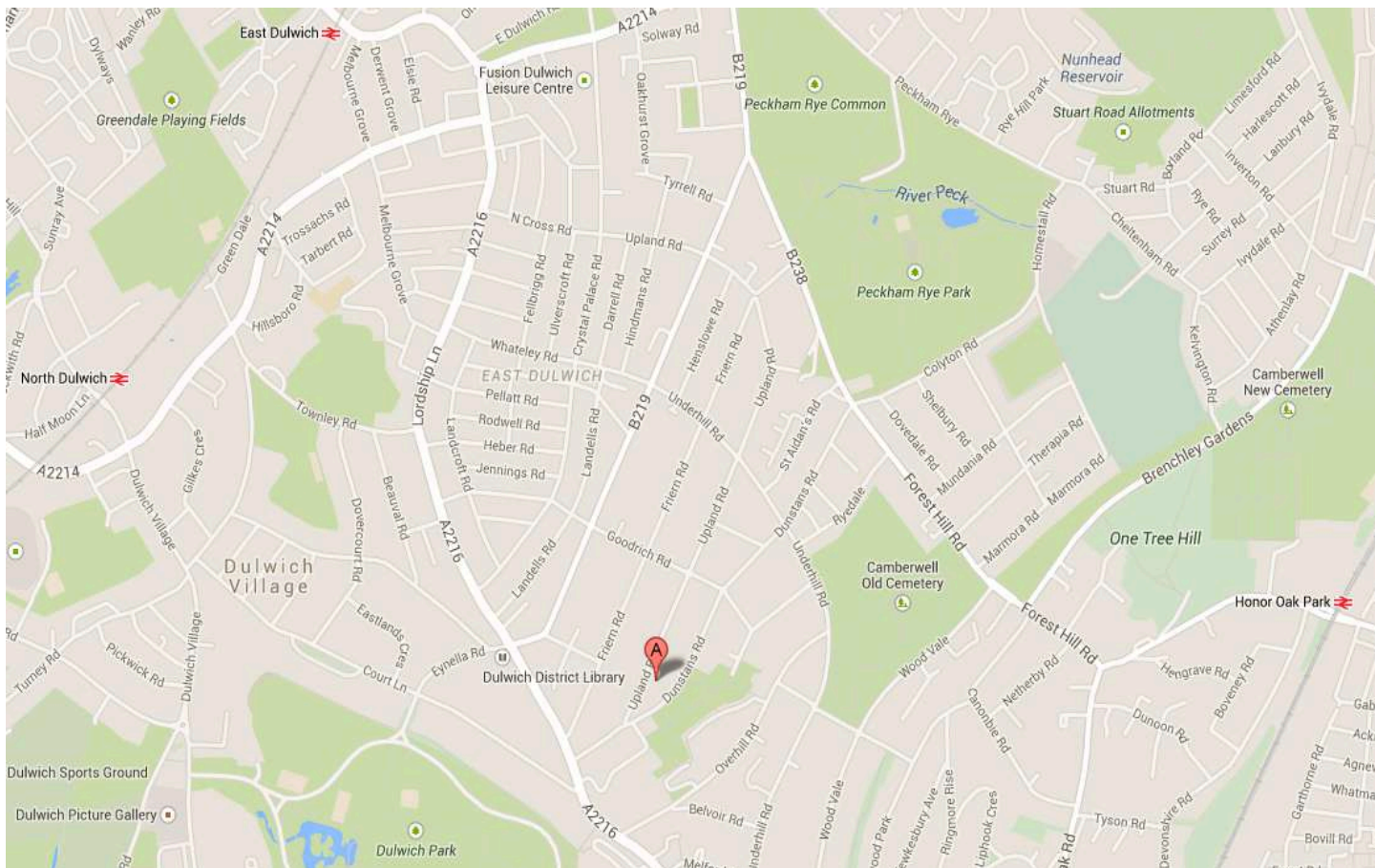
# Upland Road, SE22

Approximate Gross Internal Area  
43.0 sq m / 463 sq ft



## Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	73 C	78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

To arrange a viewing of this property please call us on 020 7737 8047 or visit [www.no-flies.co.uk](http://www.no-flies.co.uk) for further details.

Viewing strictly by appointment only with No-Flies.