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Upland Road, London, SE22

OIEO £750,000

Share of Freehold

An impeccably presented two bedroom garden apartment in a central East Dulwich location.



Two bedrooms

Two baths

Share of Freehold

Garden

This charming, two double bedroom, two bathroom apartment is to be found on Upland Road close to the junction with Underhill Road. It occupies the whole of the ground floor of a Victorian house and boasts spacious and bright accommodation and a pretty, private rear garden.

The apartment has been re-modelled and extended to a very high standard (Farrow & Ball paints, marble worksurfaces) by the current owners with period style radiators and double glazing fitted throughout and a brand new boiler installed.

The property is roughly equidistant (about a ten minute stroll) from both Peckham Rye Park and Lordship Lane. So, within easy striking distance, you can pick and choose from the many restaurants on this very foodie oriented stretch of south east London high street, drop in for a drink in one of the excellent pubs or bars or pick up fresh produce from the weekly North Cross Road market or the increasing number of independent food retailers.

### Local Transport

#### **East Dulwich**

Approx. 0.8 miles away  
Destinations: **London Bridge** or short bus ride from numerous local bus routes.

#### **Peckham Rye**

Approx. Short bus ride  
Destinations: **London Bridge, London Victoria, Clapham Junction, Blackfriars, City Thameslink, Kings Cross and Canada Water** (for connection to **Canary Wharf**)

#### **12, 197 & P13**

Approx. 50 metres away  
Destinations: **Peckham Rye, Trafalgar Square and Oxford Circus.**

#### **40,63,176,185 & 363**

Approx. 650 metres away  
Destinations: **Elephant & Castle, The City, Kings Cross, Blackfriars, Farringdon, Waterloo, Vauxhall and Victoria.**

Even closer to home Barry Road provides a number of small shops for daily needs and the Clockhouse pub, with its views of the Rye, for a quick drink or some well regarded pub food.

East Dulwich railway station (which provides direct services into London Bridge (c.13 mins)) is less than a mile from the property and Peckham Rye Station is a short bus ride, or manageable walk, away. From there you will find additional direct trains to London Bridge, Victoria, Blackfriars and St. Pancras stations and access to the London Overground with its connections to Canary Wharf via the Jubilee line (c.17mins). Frequent bus services are also available within a five minute walk, which can take you to central London, Victoria, Waterloo and The City.

You approach the property along the front garden path, which borders the off-street parking area belonging to this apartment. You enter the building into the communal hallway where the door to the apartment is on your left. Upon entering the apartment, you find yourself in the hallway with the two bedrooms to your left and directly in front of you.

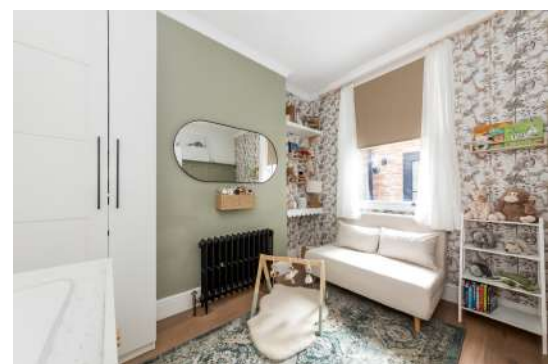
The main bedroom is to your left. This is a spacious and bright double room with high ceilings and a picture rail. From this bedroom a wide bay, fitted with full height plantation shutters, looks out on to Upland Road. This lovely bedroom also has a built-in wardrobe. Ensuite to this room is a shower room fitted with a white three-piece suite comprising designer handbasin, low level WC and walk-in shower enclosure. There is also some built-in storage and a heated towel rail.

Adjacent to the main bedroom is the second bedroom. This is a comfortable double room with a window looking out into the central lightwell courtyard.

Continuing along the hallway, you pass, on your right, the door down into the cellar which provides lots of useful storage space for larger items, such as suitcases - a real boon in a flat. To your left in this part of the hallway is the entrance to the bathroom. This is fitted with a white three-piece suite comprising low-level WC, designer handbasin with built-in vanity unit and bath with over bath shower. There is also a heated towel rail. Opposite the bathroom in the hallway is some useful built-in storage.

At the end of the hallway is the door into the open plan living area. This beautiful space, which has underfloor heating, is zoned into kitchen and living areas. The kitchen area is fitted with a range of white paneled units with a marble quartz worksurface. There is an integrated Bosch oven and induction hob as well as an integrated full-sized dishwasher, fridge and freezer.

Centrally in the kitchen, there is a large island unit which provides both additional storage and a breakfast bar area. On the other side of the kitchen is a door into a large storage cupboard, which the current owners use as a laundry area as it has plumbing for a freestanding washing machine. Adjacent to the laundry area is a very stylish bar area which incorporates a drink fridge. From the corner of the kitchen a fully glazed door leads out into the central lightwell courtyard space.



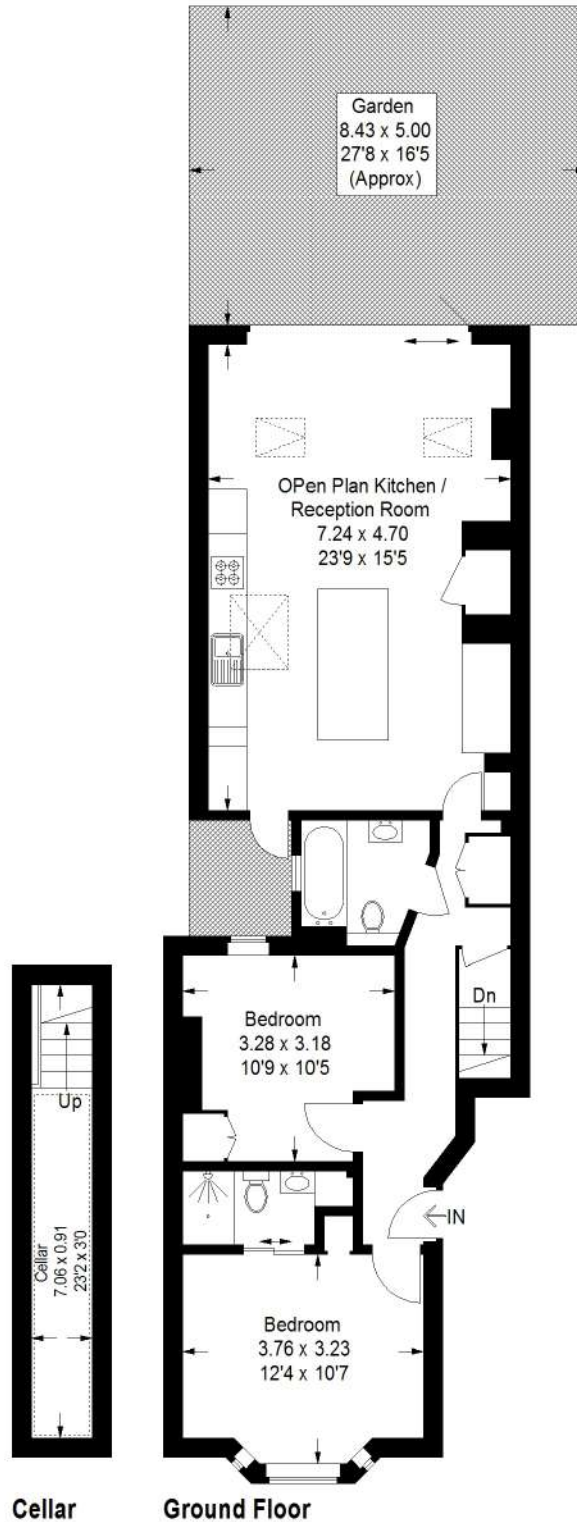
Next to the kitchen is the living space, which has two large roof lights and has been zoned into both dining and sitting areas. The dining area has cleverly designed built-in bench seating, which makes excellent use of space and includes storage. The sitting area has a modern, designer log effect fire built into the chimney breast. From the living area, a full wall of bifold doors looks out onto the garden.

Externally this beautiful apartment benefits from an off-street parking area to the front, which belongs to the apartment and is for its sole use. To the rear there is a very pretty, partly walled, rear garden, which has a patio which then leads onto a lawned area bordered by some raised beds and a further pebbled sitting area. This is a lovely space which is the perfect spot for outside dining and entertaining during the warmer months.

This is an impeccably finished apartment in a great location, which is ready to be moved into. It is double glazed throughout, has a brand new boiler and comes with a share of the freehold. Your early viewing is recommended.

# Upland Road, SE22

Approximate Gross Internal Area  
81.0 sq m / 872 sq ft

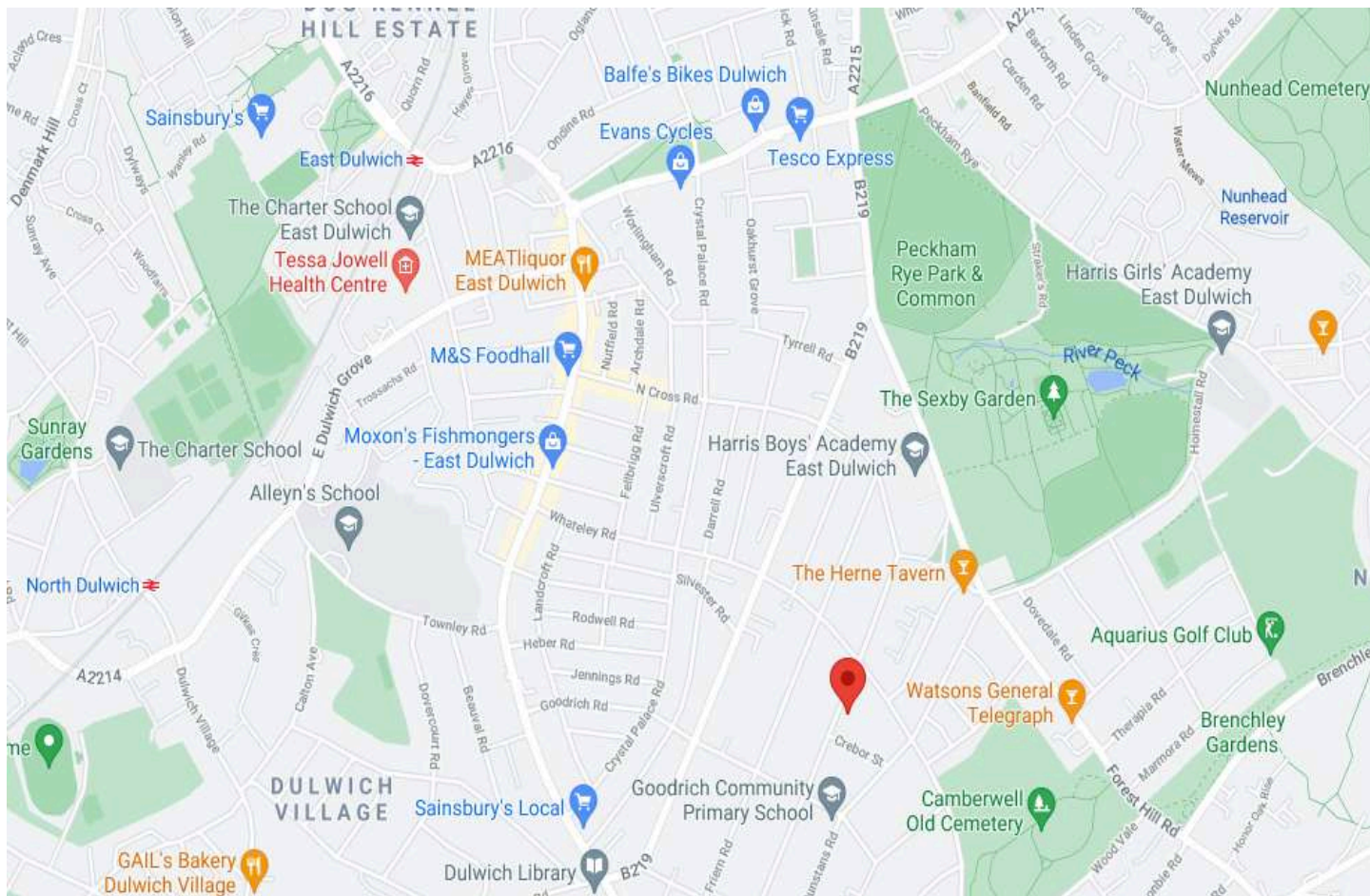


**Cellar**

**Ground Floor**

= Reduced headroom below 1.5 m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1103213)



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70 C	76 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.