



LANDELLS ROAD

East Dulwich SE22



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A beautifully presented four-bedroom Victorian family home extending to over 1,500 sq ft, with a stunning kitchen extension, utility room and garden studio, in the heart of East Dulwich.



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EPC

TBC

Local Authority: London Borough of Southwark

Council Tax band: D

Tenure: Freehold

Guide Price: £1,300,000



BEAUTIFULLY PRESENTED PERIOD HOME

This exceptional home combines elegant period character with contemporary design, creating a wonderfully balanced family house arranged over three floors. The property has been meticulously maintained and sensitively improved by the current owners, resulting in light-filled interiors, stylish finishes and excellent entertaining space throughout. Further benefits include double glazing throughout.







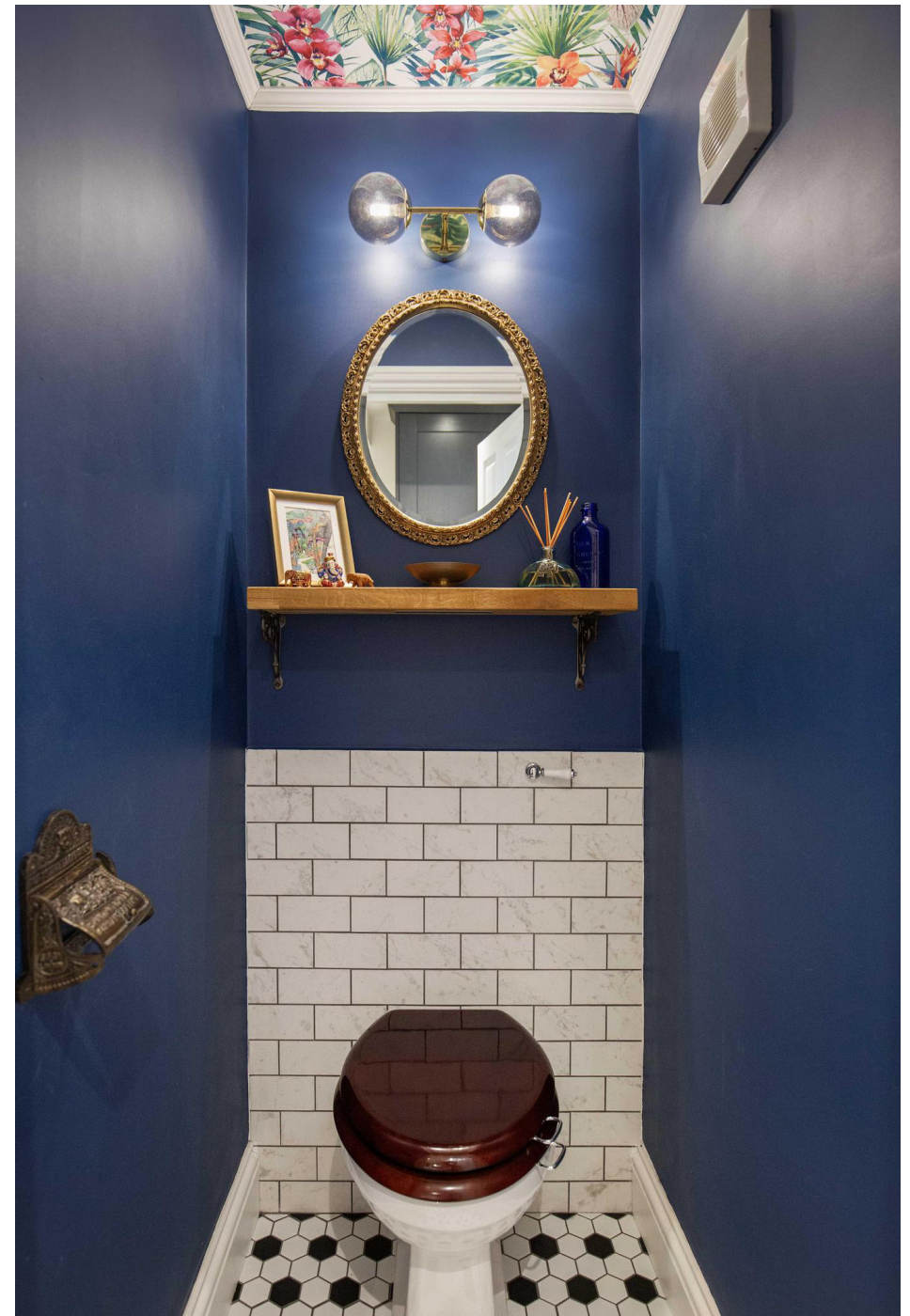


ELEGANT LIVING & ENTERTAINING SPACE

The ground floor is centred around a superb double reception room, where attractive fireplaces, bespoke cabinetry, wooden flooring and generous proportions create a welcoming and versatile living environment. To the rear, a striking kitchen and dining room extension has been designed with modern family life in mind.

Vaulted ceilings, large rooflights and expansive German-manufactured bi-folding doors flood the room with natural light, while the beautifully crafted shaker-style kitchen with central island provides both practicality and visual impact. The kitchen is further enhanced by high-specification Miele and Neff appliances and underfloor heating, creating a comfortable and highly functional family space. The seamless connection to the garden makes this an outstanding space for everyday living and entertaining alike.

A separate utility room provides valuable additional storage and laundry space, a highly sought-after feature for modern family living.







ACCOMMODATION ACROSS THREE FLOORS

The upper floors comprise four well-proportioned bedrooms and two beautifully appointed bath and shower rooms. The first and second floors each provide two bedrooms, offering flexible and well-balanced family accommodation. The top floor benefits from a particularly peaceful and private bedroom retreat, enhanced by rooflights, a Juliette balcony with attractive views across neighbouring gardens and access to a stylish shower room. The remaining bedrooms are served by an elegant family bathroom featuring a freestanding bath and separate shower. Both bathrooms benefit from underfloor heating, providing year-round comfort..



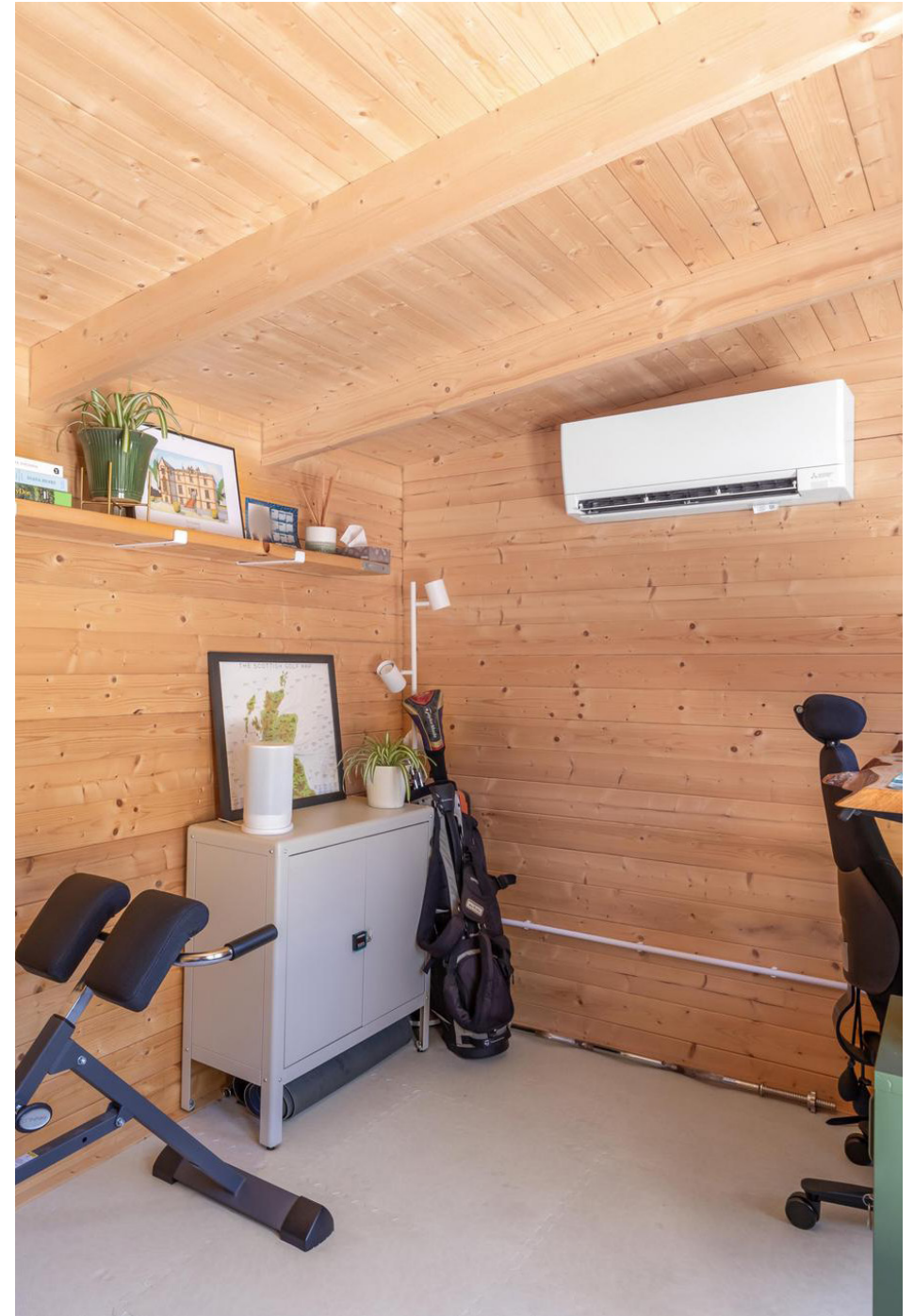
The landscaped rear garden is a notable feature of the property, providing a wonderful extension of the living space. Thoughtfully planted and arranged across several levels, it offers areas for relaxation, dining and play, while a substantial detached garden studio/home office provides an ideal space for remote working, fitness or creative pursuits. The studio further benefits from air conditioning, ensuring a comfortable environment throughout the year.





THE LOCAL AREA

Landells Road is a popular tree-lined street ideally located for the outstanding amenities of East Dulwich. The independent shops, cafés and restaurants of Lordship Lane are within easy reach, as are the open green spaces of Dulwich Park and Peckham Rye. Excellent transport connections are available from East Dulwich station (1 mile) and North Dulwich station (1 mile), providing convenient links to London Bridge.







Approximate Gross Internal Area = 143.39 sq m/ 1,543 sq ft (Excluding Eaves Storage)

Eaves Storage = 4.71 sq m/ 51 sq ft

Inclusive Total Area = 148.10 sqm/ 1,594 sq ft (Including Outbuilding) | Outbuilding = 11.16 sq m/ 120 sq ft

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. (ID767266)



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