



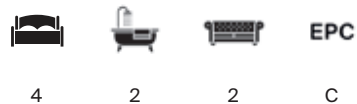
# UPLAND ROAD

— East Dulwich, SE22



# FOUR-BEDROOM PERIOD HOME IN EAST DULWICH

Elegant Victorian terrace offering 1,711 sq ft, with loft and kitchen extension, stylish interiors, landscaped 57 ft garden and off-street parking on a sought-after residential road in East Dulwich.



Local Authority: London Borough of Southwark

Council Tax band: E

Tenure: Freehold

Guide Price: £1,525,000



## UPLAND ROAD

An elegant and beautifully presented terraced Victorian family home extending to approximately 1,711 sq ft, thoughtfully extended to include a loft conversion and rear kitchen extension, successfully blending period charm with contemporary living.

The accommodation is well balanced, comprising a refined front reception room with a bay window, high ceilings and feature fireplace, alongside a further versatile reception space. To the rear, a stunning open-plan kitchen/dining room forms the heart of the home, complete with sleek cabinetry, a central island, underfloor heating and large glazed doors opening onto the garden.







## ACCOMMODATION ACROSS THREE FLOORS

Arranged over the upper floors are four well-proportioned bedrooms, served by stylish bathroom facilities including a family bathroom and an additional shower room. The loft conversion provides a particularly bright and private principal suite.

The landscaped rear garden extends to approximately 57 feet and offers a delightful setting, with lawn, mature planting and raised seating areas ideal for entertaining. The property further benefits from off-street parking to the front.

Additional features include hardwood double-glazed sash windows installed in 2016.

Ideally located on a sought-after residential road, the house is well placed for excellent local amenities, highly regarded schools and convenient transport links, making it perfectly suited to family living.







## THE LOCAL AREA

The property is superbly positioned in East Dulwich, a highly sought-after neighbourhood renowned for its village atmosphere and excellent local amenities. Lordship Lane is moments away, offering an outstanding selection of independent cafés, boutiques and restaurants, with the Horniman Museum and Gardens also close by.

Beautiful green spaces such as Dulwich Park, Sydenham Hill Woods and Crystal Palace Park provide idyllic settings for leisure and recreation. The area is exceptionally well served for schools, including Dulwich College, James Allen's Girls' School, Alleyn's and several outstanding state options.

Transport links are excellent, with East Dulwich station offering direct services to London Bridge and Forest Hill providing Overground connections across the capital. Multiple bus routes further enhance connectivity.







Approximate Gross Internal Area = 159 sq m/ 1,711 sq ft (Including Restricted Head Height Area)

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)



Jay Davis

020 3815 9410

[jay.davis@knightfrank.com](mailto:jay.davis@knightfrank.com)

**Knight Frank Dulwich**

IC Calton Avenue

London, SE21 7DE

[knightfrank.co.uk](http://knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2026. Photographs and videos dated May 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

