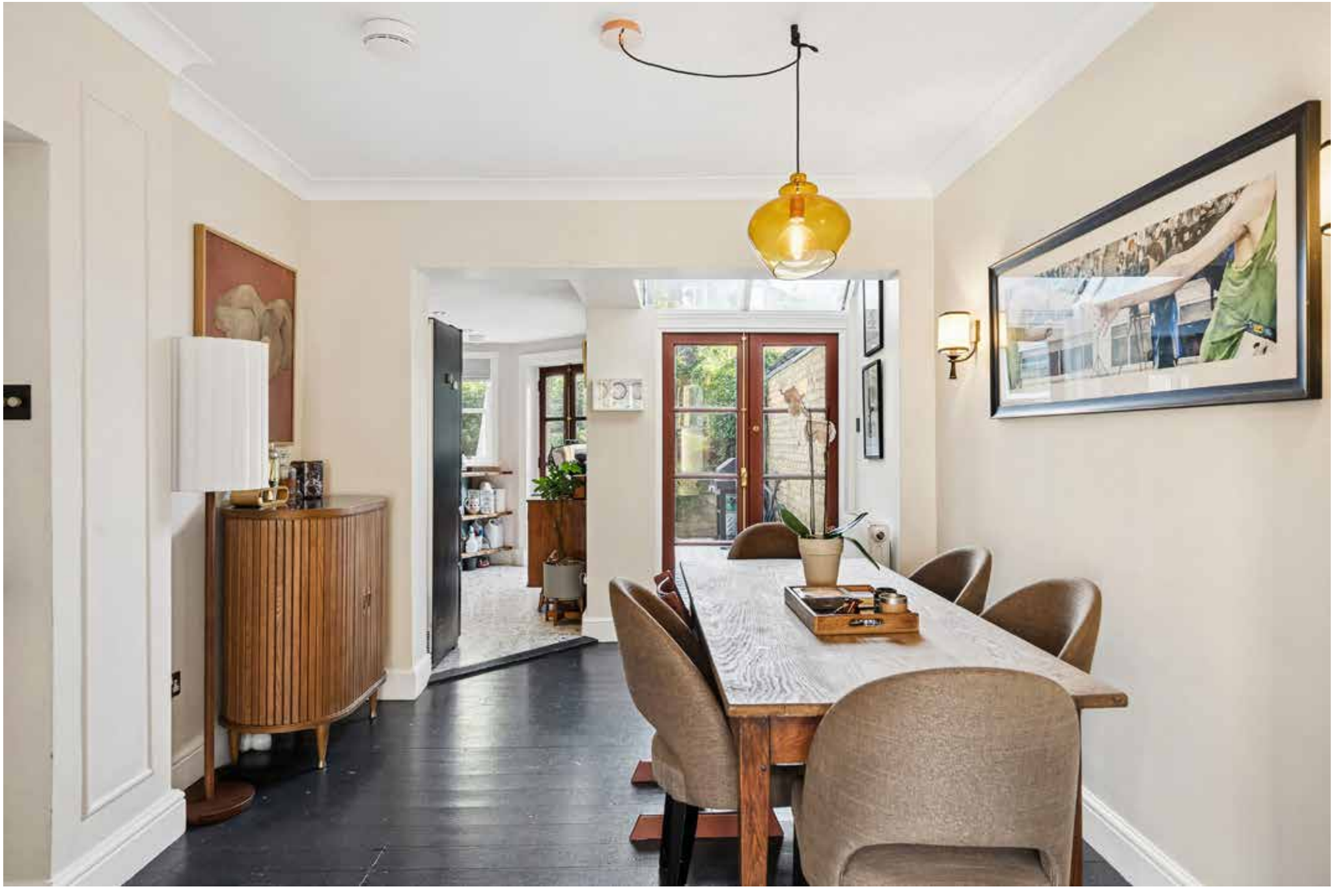
Knight Frank



LANDELLS ROAD

East Dulwich SE22



LANDELLS ROAD

A beautiful four-bedroom Victorian family home extending to approximately 1,463 sq ft, arranged over three floors, featuring a landscaped garden and impressive detached garden gym.



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Local Authority: London Borough of Southwark

Council Tax band: D

Tenure: Freehold

Guide Price: £1,300,000



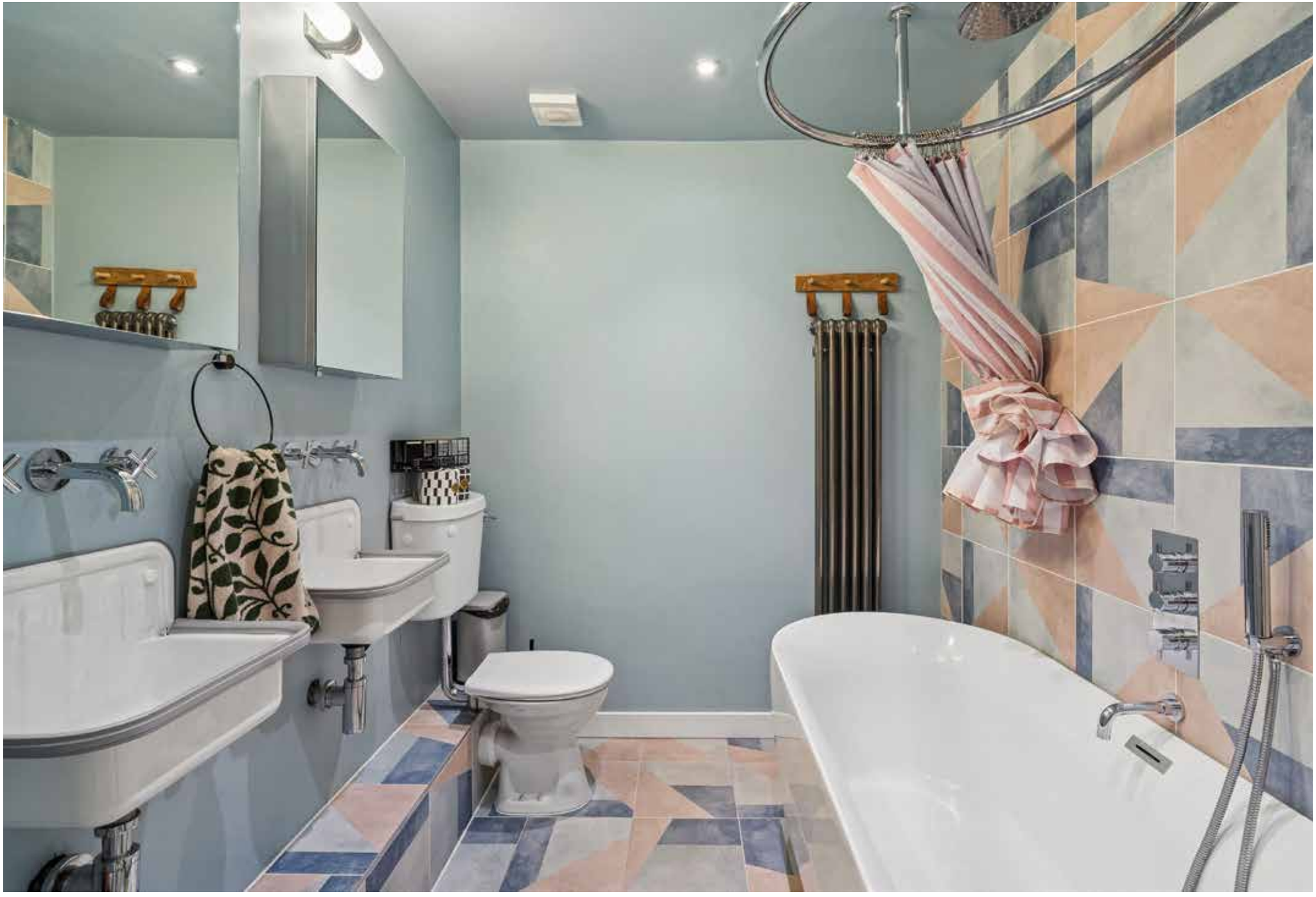
PERIOD CHARM, MODERN STYLE

Behind an attractive bay-fronted façade, this elegant home has been meticulously updated and refined, seamlessly blending period character with contemporary design. The property offers well-balanced accommodation ideally suited to modern family living, complemented by a versatile detached garden building currently arranged as a gym. The house is entered via a welcoming entrance hall, leading to a delightful bay-fronted reception room where bespoke cabinetry, a gas stove, air conditioning and period detailing create an inviting space for relaxation. To the rear, a second reception room provides an excellent dining and entertaining area, flowing through to a beautifully appointed kitchen. The kitchen features bespoke cabinetry, timber worktops and attractive tiled splashbacks, with glazed doors opening directly onto the garden. A guest cloakroom completes the ground floor accommodation.









LANDSCAPED GARDEN RETREAT

The landscaped rear garden has been thoughtfully designed to create a series of distinct outdoor spaces, including a paved terrace for al fresco dining and raised planted beds bordered by mature greenery. At the far end of the garden sits an impressive detached gym, providing excellent additional space and offering flexibility for a variety of uses, including a home office, creative studio or wellness space.







FLEXIBLE FAMILY ACCOMMODATION

The bedroom accommodation is arranged over the upper floors. The first floor comprises three bedrooms and a stylish family bathroom featuring a freestanding bath and striking geometric tiling. One of the bedrooms is currently arranged as a bespoke study, providing an ideal work-from-home environment. A further bedroom, currently used as a nursery, benefits from air conditioning.

Occupying the entirety of the second floor, the principal suite is a standout feature of the home. The generous bedroom is flooded with natural light from large rooflights and is complemented by a luxurious en suite bathroom and an exceptional walk-in dressing room with extensive fitted storage and a dedicated dressing area.

Throughout, the property has been finished to an impressive standard, combining high-quality contemporary fittings with the charm and character expected of a Victorian home. Further benefits include air conditioning to the principal reception room and bedroom, enhancing comfort 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.

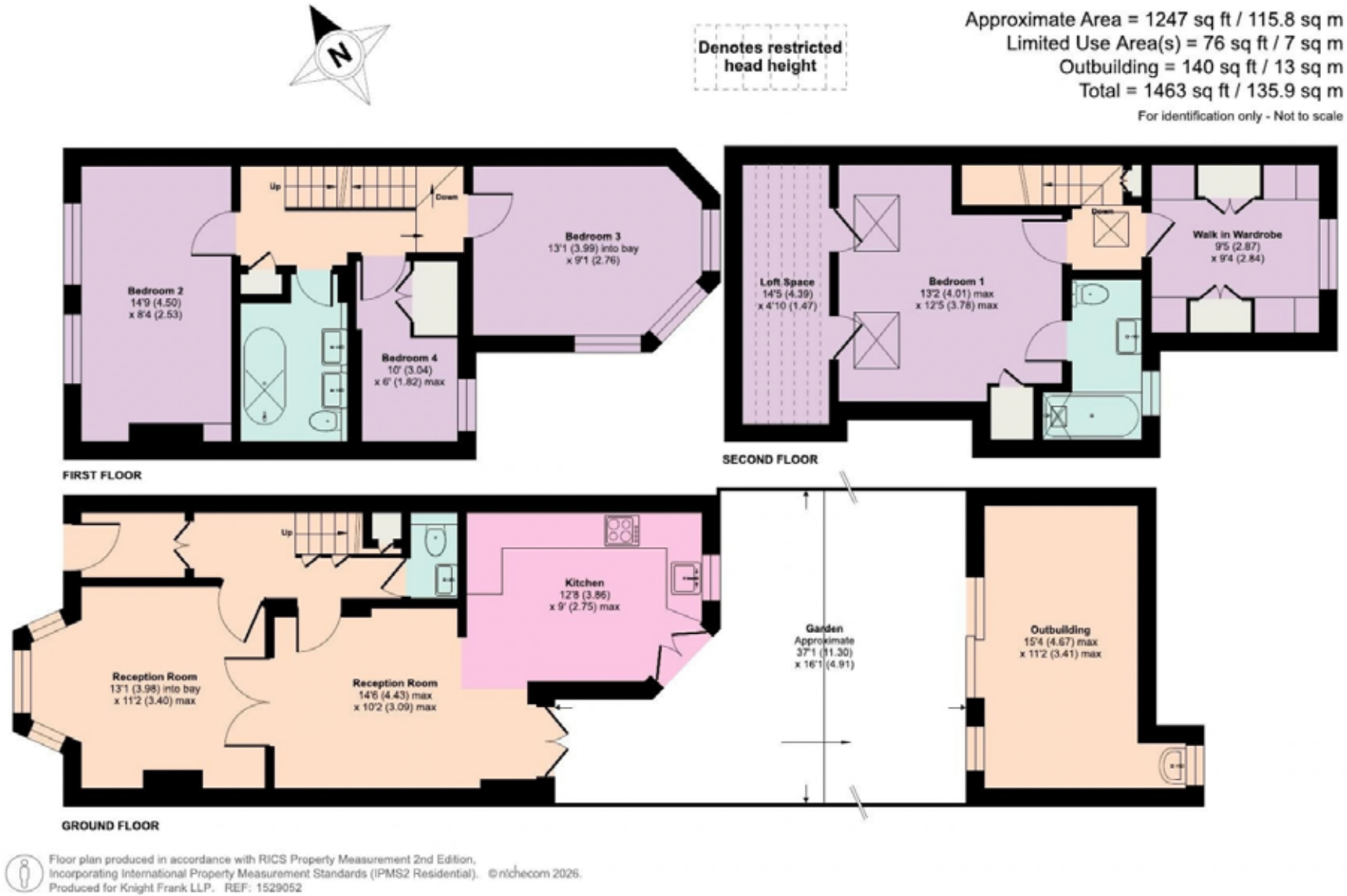






Landells Road, London,

Approximate Area = 1247 sq ft / 115.8 sq m
Limited Use Area(s) = 76 sq ft / 7 sq m
Outbuilding = 140 sq ft / 13 sq m
Total = 1463 sq ft / 135.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Knight Frank LLP. REF: 1529052

Approximate Gross Internal Area = 115.8 sq m / 1247 sq ft
Limited Use Area(s) = 7 sq m/ 76 sq ft | Outbuilding = 13 sq m/ 140 sq ft
Inclusive Total Area = 135.9 sq m/ 1463 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)

We would be delighted to tell you more.

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Your partners in property

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