





UPLAND ROAD SE22

Beautifully presented 1,948 sq ft terraced family home with five bedrooms, an extended kitchen/dining room, 72 ft garden and loft conversion, ideally positioned in East Dulwich.



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Local Authority: London Borough of Southwark

Council Tax band: E

Tenure: Freehold

Guide Price: £1,595,000



THE GROUND FLOOR

Situated on a highly sought-after residential road in East Dulwich, this beautifully presented terraced family home offers generous and well-balanced accommodation extending to approximately 1,948 sq ft, ideally suited to modern living.

The ground floor comprises an elegant double reception room to the front, with a bay window and excellent proportions, leading through to an impressive kitchen/dining room to the rear. Formed via a side return extension completed in 2014, this space is finished to a high specification and opens directly onto a beautifully landscaped private garden extending to approximately 72 ft, providing an ideal setting for both everyday family life and entertaining. A separate utility room and guest cloakroom complete this level.

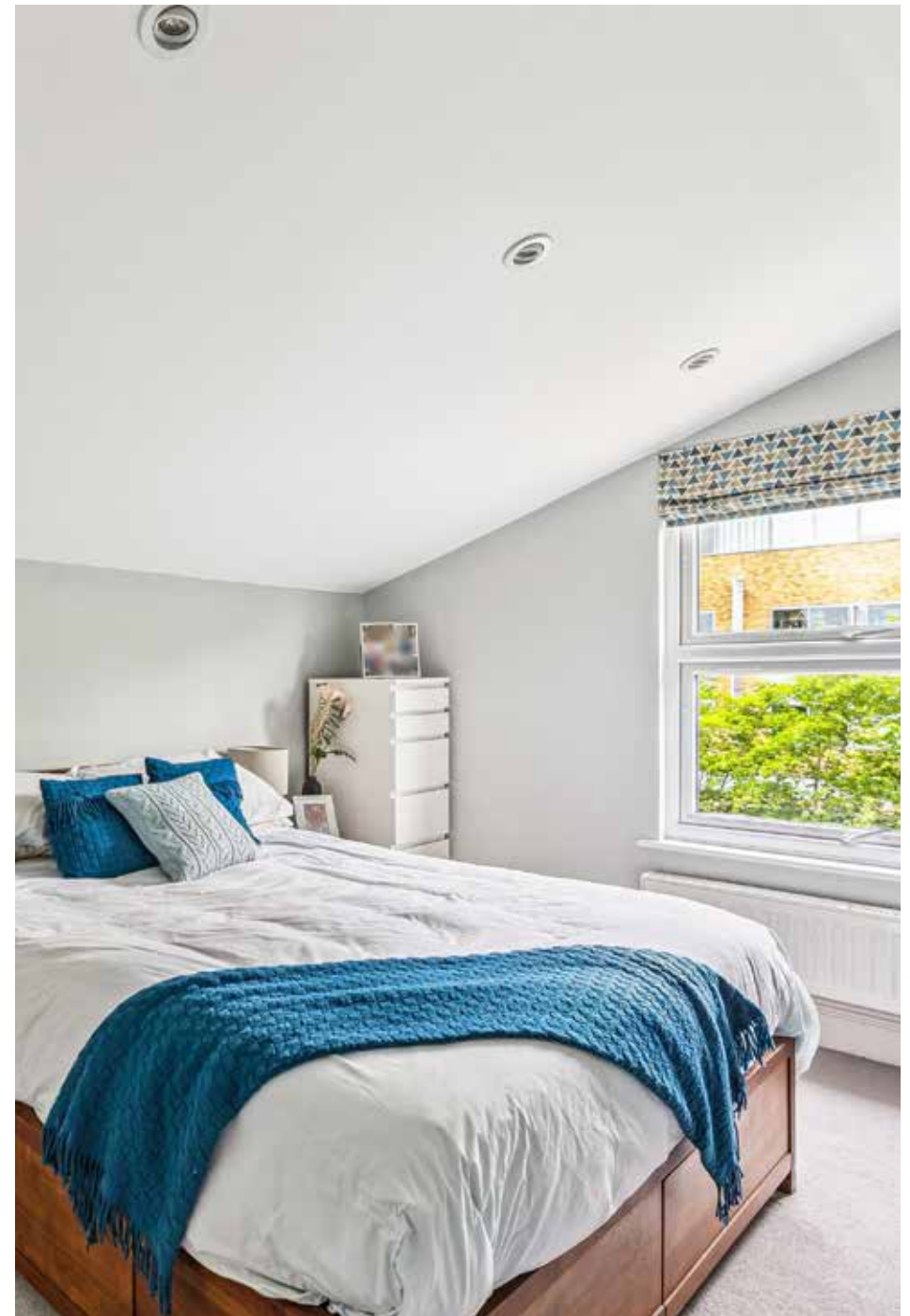




THE UPPER FLOOR

The upper floors offer five beautifully proportioned bedrooms arranged across two levels, complemented by two elegantly appointed bathrooms and a ground floor cloakroom. The first floor comprises three generous bedrooms and a stylish family bathroom, while the second floor features a superb loft conversion completed in 2022, including two bedrooms and a luxurious ensuite shower room, finished to a high specification.

The property is immaculately presented throughout, combining style, comfort and practicality, and represents a superb opportunity to acquire a substantial and thoughtfully enhanced home in this highly regarded location.







THE LOCAL AREA

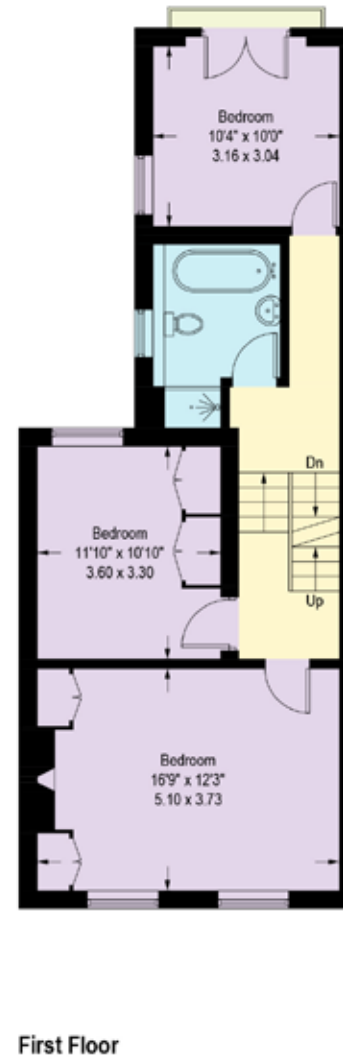
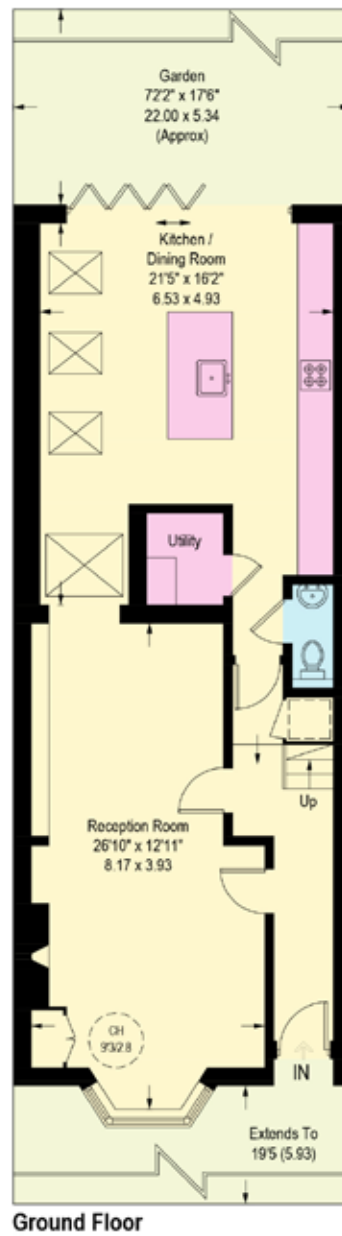
The property is superbly positioned in East Dulwich, a highly sought-after neighbourhood renowned for its village atmosphere and excellent local amenities. Lordship Lane is moments away, offering an outstanding selection of independent cafés, boutiques and restaurants, with the Horniman Museum and Gardens 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 = 178.5 sq m / 1,921 sq ft (Excluding Reduced Headroom)
 Headroom = 2.5 sq m / 27 sq ft
 Inclusive Total Area = 181 sq m / 1,948 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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