

**HARVEY &  
WHEELER**  
ESTABLISHED 1855

53 LANDELLS ROAD  
EAST DULWICH SE22 9PQ





Offered chain free, this Victorian mid-terraced house is situated in the heart of East Dulwich, close to all the local amenities of Lordship Lane and well-regarded schools such as Heber and Goodrich. The house has a gross internal area of 1,224 sq ft (113.71 sq m) and retains many period features.

The ground floor features a double reception room with a bay window at the front and French doors providing access into a bright kitchen/breakfast room that opens directly onto the patio garden, ideal for indoor-outdoor living and entertaining.

The first floor offers a generous principal bedroom with a set of sash windows, a second double bedroom, and a spacious bathroom including a freestanding bath, separate shower cubicle, wash basin, and WC. The third and fourth bedrooms are on the second floor: one has an en suite shower room.

The property is conveniently located within a short walk of all the restaurants, shops and amenities of Lordship Lane which also has very good bus routes. The area benefits from nearby green spaces including Dulwich Park, Peckham Rye Park and Dawson's Hill. East Dulwich is the nearest station with regular trains to London Bridge and access to the Windrush line via Peckham Rye.

Freehold. EPC Rating D. Tax Band D

#### ACCOMMODATION

4 Bedrooms	Double reception room
Spacious bathroom	Separate kitchen/breakfast room
Shower room	Period features
Chain free	Rear patio garden

£1,150,000

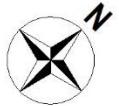




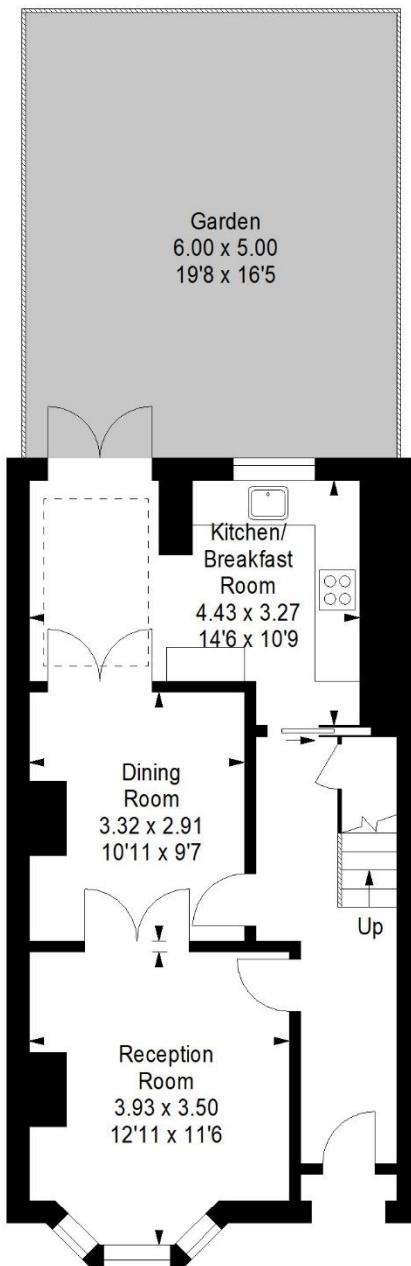




# Landells Road, SE22



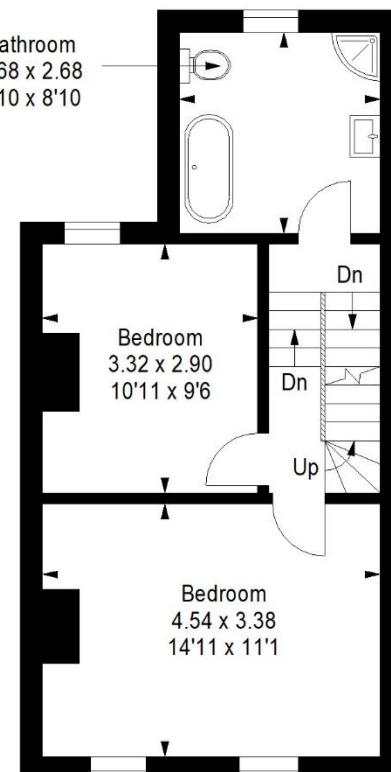
Approximate Gross Internal Area = 113.71 Sq m / 1224 Sq ft



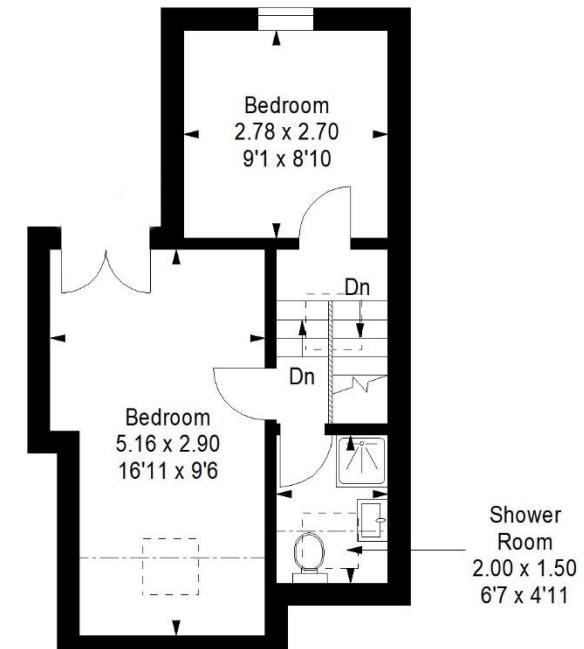
**Ground Floor**

[ ] = Reduced headroom below 1.5m / 5'0

[ ] = Sky Light



**First Floor**



**Second Floor**

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.

**Viewing is recommended, but strictly by appointment with Sole Agents**

[harveywheeler.com](http://harveywheeler.com)

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

**MISREPRESENTATION ACT 1967**

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.



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