



LANDELLS ROAD

East Dulwich SE22



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A beautifully presented four-bedroom Victorian family home extending to 1,319 sq ft, thoughtfully refurbished and extended to create stylish and well-balanced accommodation arranged over three floors.



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Local Authority: London Borough of Southwark

Council Tax band: D

Tenure: Freehold

Guide Price: £1,200,000



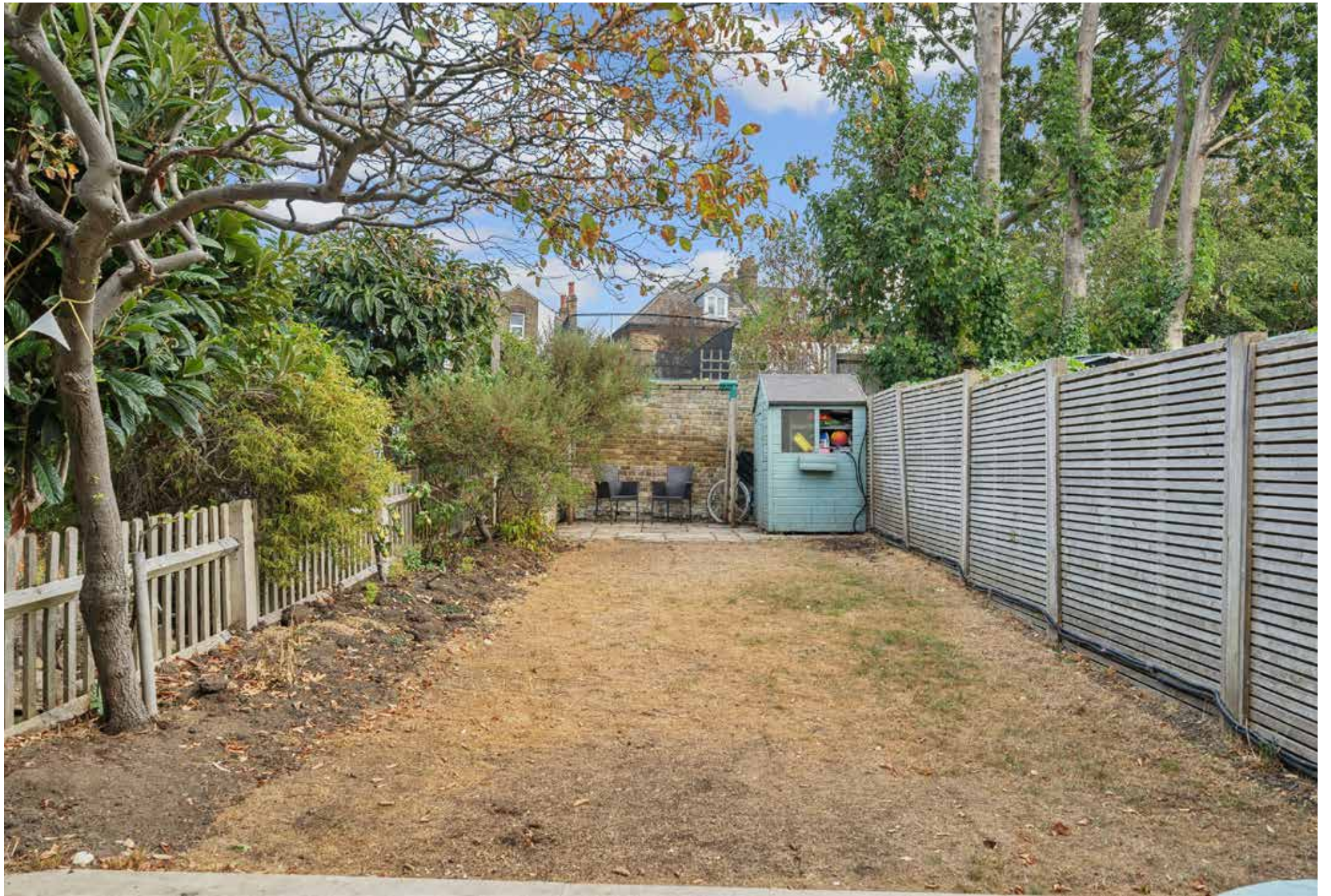
BEAUTIFULLY PRESENTED PERIOD HOME

The property is entered via a welcoming entrance hall, where attractive herringbone wood flooring immediately sets the tone for the quality and design found throughout. To the front of the house is an elegant reception room featuring a large bay window, bespoke fitted cabinetry and shelving, intricate cornicing and a striking period fireplace, creating a superb space for both relaxation and entertaining.









ELEGANT LIVING & ENTERTAINING SPACE

To the rear, the house opens into an impressive kitchen/dining/family room. Thoughtfully designed for modern family living, the space is bathed in natural light from large rooflights above and benefits from contemporary cabinetry, integrated appliances, a central island and ample room for dining. Double doors provide a seamless connection to the rear garden, enhancing the sense of space and bringing the outside in. A separate utility room and stylish guest cloakroom complete the ground floor accommodation.

A delightful rear garden extending to approximately 46 ft, provides an attractive setting for outdoor dining, entertaining and family enjoyment. The property also benefits from a front garden and secure street access to the front of the property, a particularly useful feature for homes of this type.







ACCOMMODATION ACROSS THREE FLOORS

The first floor comprises two double bedrooms served by a beautifully appointed family bathroom featuring a freestanding bath and separate walk-in shower. Occupying the upper floor is a particularly impressive bedroom with generous proportions, excellent natural light and an adjoining shower room. A further bedroom on this level provides flexible accommodation, ideal as a nursery, study or guest room.



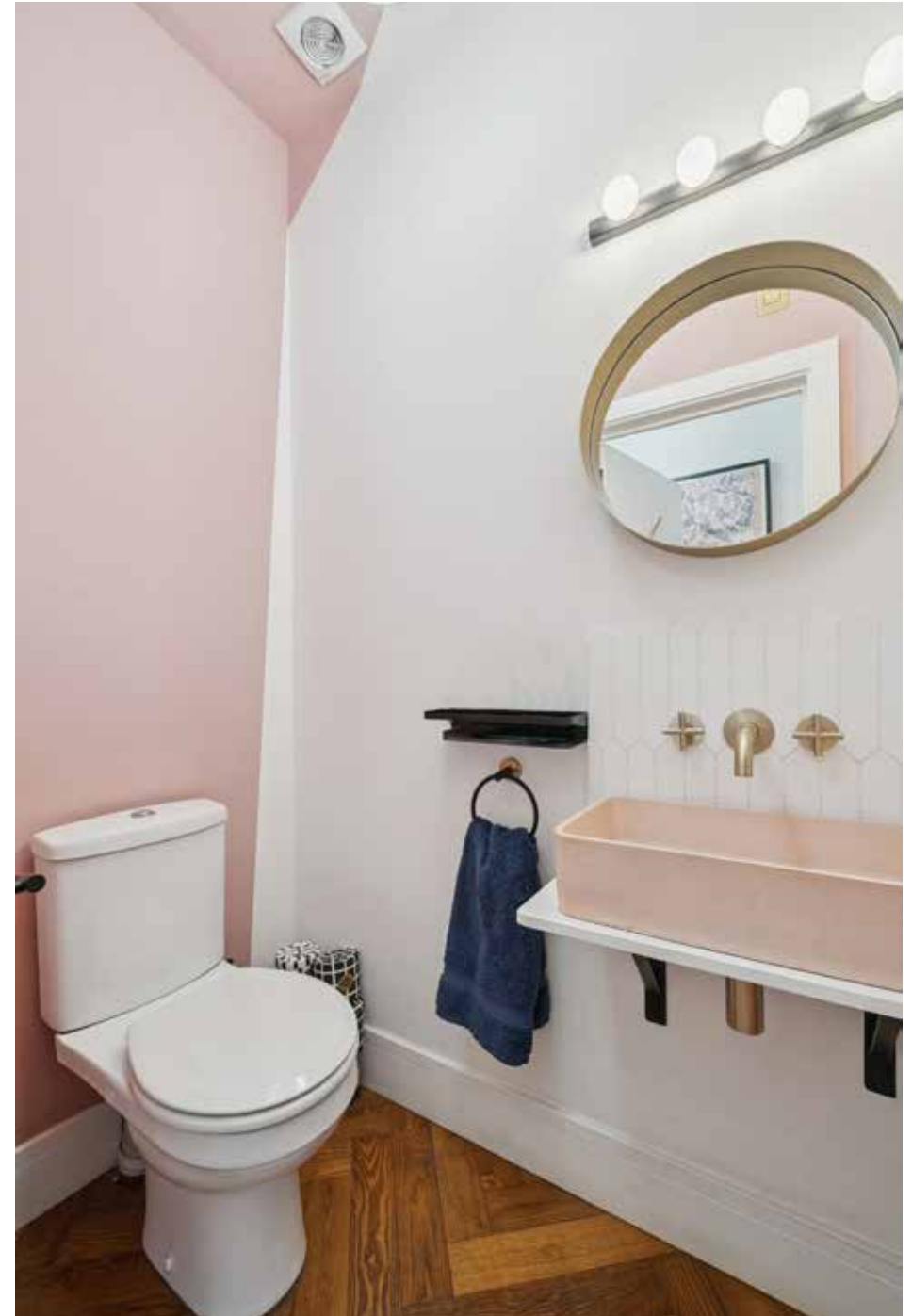
*Please note the vendor disclosed history of subsidence. You should take independent advice on this matter.





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 = 114.9 sq m/ 1,237 sq ft
 Reduced Headroom = 7.6 sq m/ 82 sq ft
 Inclusive Total Area = 122.5 sq m/ 1,319 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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