Upland Road, SE22 | Guide Price £550,000

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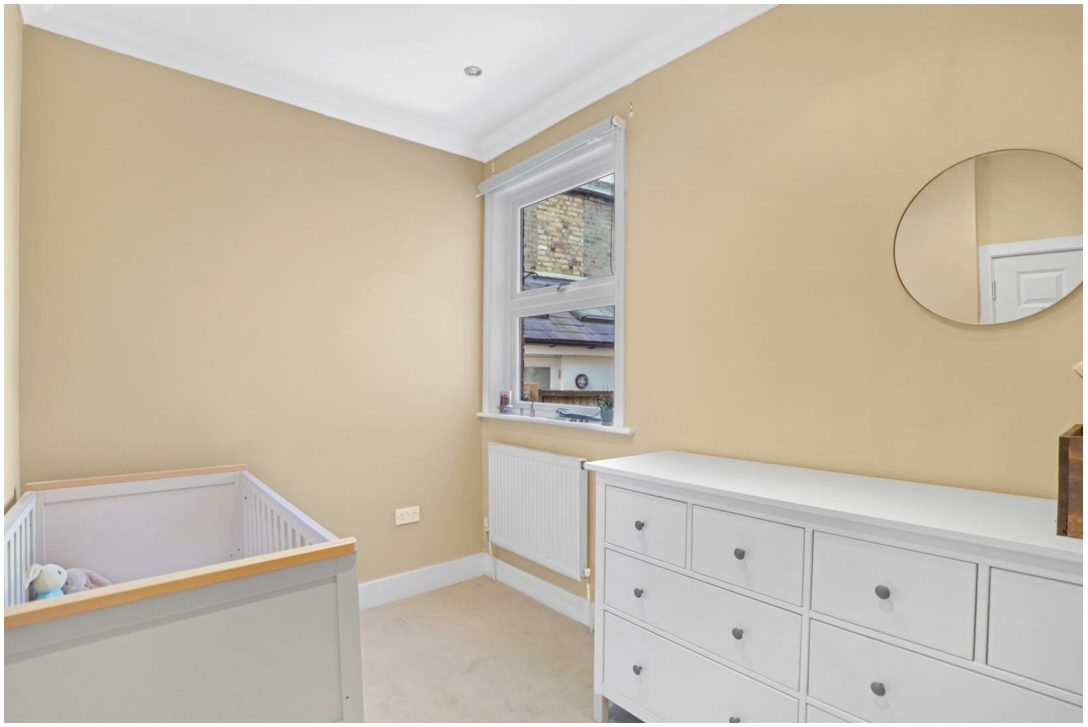


In General

- Two double bedrooms
- Large, private section of west facing garden
- Open-plan kitchen reception room
- Period features
- Potential to extend (STPP)
- SE22 Location
- Good school catchments
- Close to Dulwich Park

In Detail

GUIDE PRICE £550,000 - £575,000. A stunning, charming and beautifully bright two-bedroom period conversion, occupying the ground floor of an attractive period property on this highly desirable road in the heart of East Dulwich. The apartment also benefits from a generous and wonderfully private section of garden.

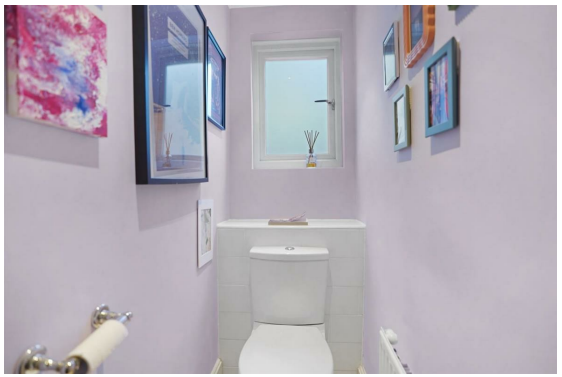
Upland Road is ideally positioned for the excellent selection of primary and secondary schools in SE22, while Dulwich Park and Peckham Rye Park provide an abundance of green open space close by. The area is also renowned for its vibrant independent scene, with a fantastic choice of shops, bars, restaurants and cafés along Lordship Lane, Forest Hill Road and North Cross Road.

There are excellent transport links into the City and West End, with East Dulwich station approximately 1.3 miles away, Honor Oak Park station 1.4 miles and Peckham Rye station 1.6 miles. There are also numerous bus and cycle routes providing easy access to neighbouring Dulwich Village, Herne Hill and Forest Hill.

Offering over 690 sq ft of internal accommodation, the apartment has been lovingly maintained by the current owners and combines period charm with comfortable contemporary living. The heart of the home is the bright open-plan kitchen and reception room, which opens directly onto the large private section of garden.

The property is also complimented by a modern family bathroom and two well-proportioned double bedrooms, including a particularly attractive bay-fronted principal bedroom

EPC: C | Council tax band: C | Lease: 163 years remaining | GR: £0 | SC: £0 | BI: £712.17 pa



Floorplan

Upland Road, SE22
Total* = 65.0 sq. m / 699.3 sq. ft
Ground Floor = 57.8 sq. m / 622.1 sq. ft
Basement = 7.2 sq. m / 77.1 sq. ft
[ ] = Reduced head room below 1.5m

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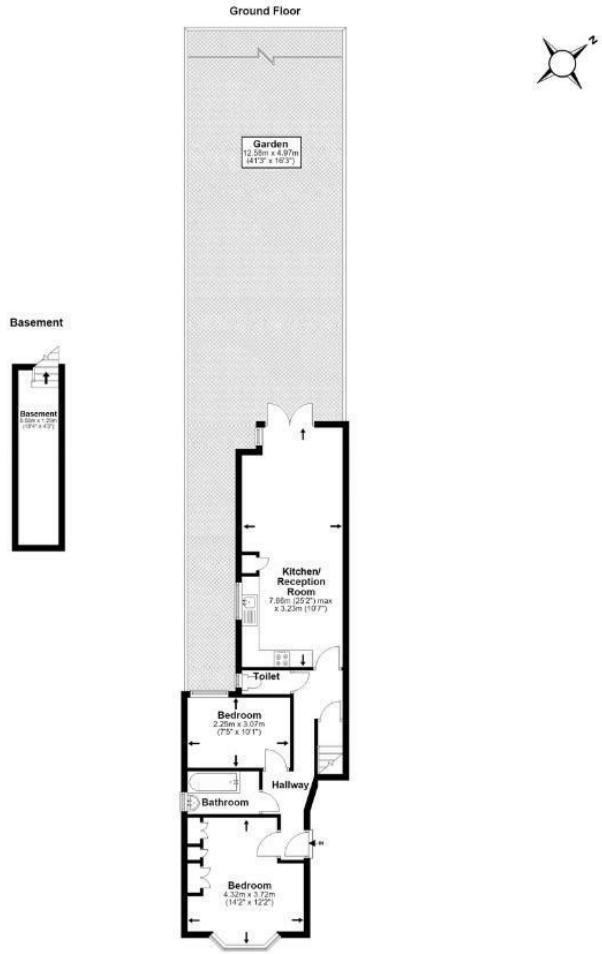
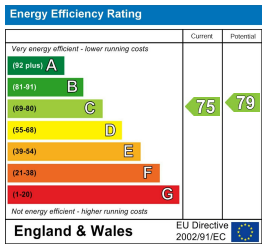


*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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