



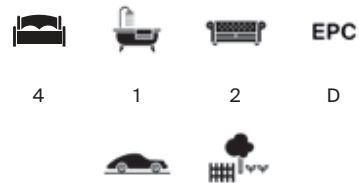
LORDSHIP LANE

East Dulwich SE22



LORDSHIP LANE SE22

A substantial semi-detached period family house extending over three floors, offering well-balanced accommodation, off-street parking for two vehicles and a generous private rear garden.



Local Authority: London Borough of Southwark

Council Tax band: E

Tenure: Freehold

Guide Price: £1,100,000



ELEGANT RECEPTION ROOMS & PERIOD CHARACTER

The property retains a wealth of attractive period features, including high ceilings, stained-glass detailing, bay windows, fireplaces and original floorboards, whilst providing excellent family living space throughout. The ground floor is arranged around a spacious double reception room, with the front reception enjoying a large bay window, feature fireplace and excellent natural light. To the rear, the second reception room offers an ideal dining and family space with views and access to the garden. A separate kitchen provides further access to the outside and presents an opportunity for future enlargement or reconfiguration, subject to the usual consents.



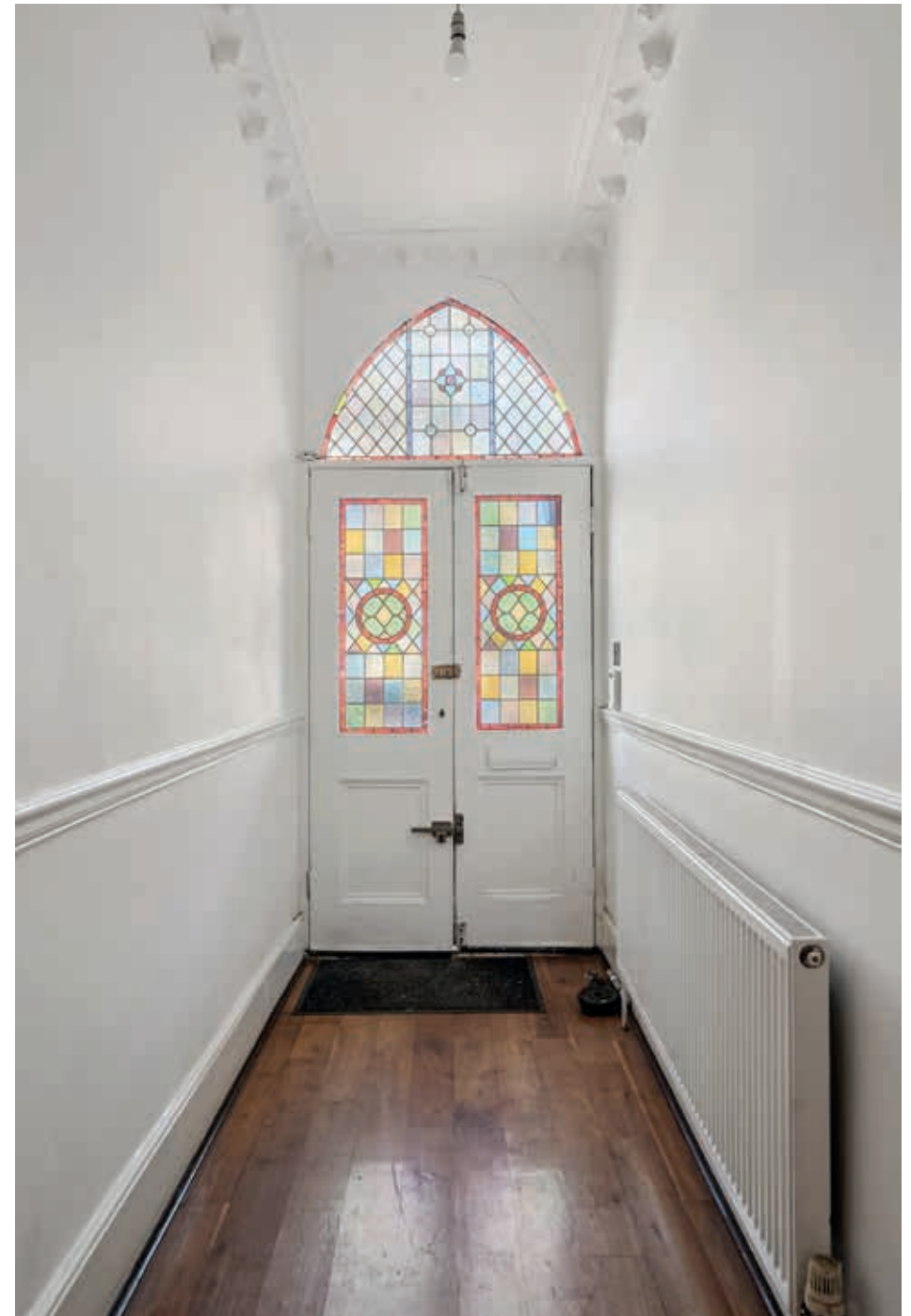


PRIVATE GARDEN, PARKING & FLEXIBLE FAMILY SPACE

The upper floors provide generous bedroom accommodation, including an impressive principal bedroom spanning the front of the house, benefitting from large windows and attractive stained-glass features. Further spacious bedrooms are arranged across the first and second floors, complemented by a well-appointed family bathroom with a freestanding bath and separate walk-in shower.

A particular highlight is the expansive rear garden, providing a wonderful outdoor space for families and entertaining alike. Predominantly laid to lawn, the garden enjoys a mature and leafy backdrop, creating a private and peaceful setting. To the front, the property benefits from valuable off-street parking for two cars.

Offering an appealing combination of period charm, generous proportions and scope for further enhancement, this is an excellent family home situated within a sought-after residential setting.







THE LOCAL AREA

Lordship Lane is widely regarded as the heart of East Dulwich, offering an exceptional selection of independent boutiques, cafés, restaurants and everyday amenities. The area enjoys a vibrant village atmosphere while remaining exceptionally well connected to central London.

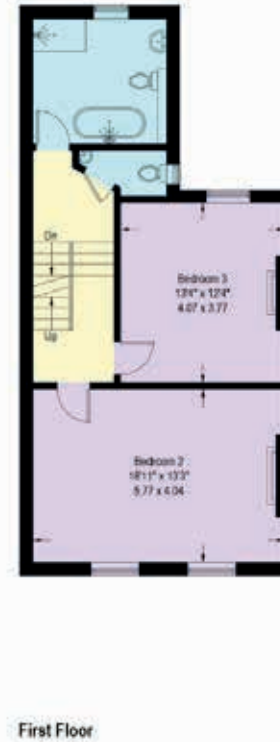
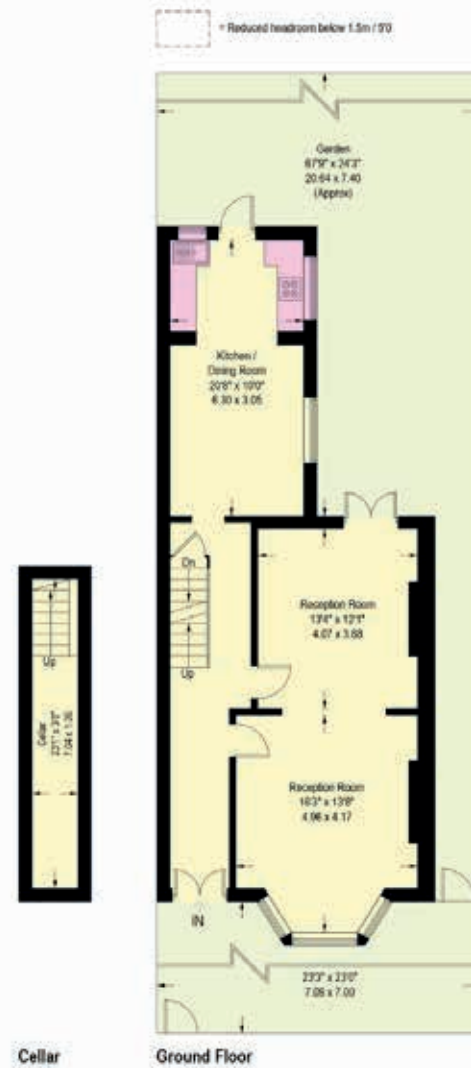
There are numerous green open spaces nearby, including Peckham Rye Park and Common and Dulwich Park, providing excellent recreational facilities. The area is also renowned for its excellent choice of both state and independent schools.

Transport links are convenient, with East Dulwich Station and Peckham Rye Station providing regular services to London Bridge, Victoria, Blackfriars, City Thameslink and Canada Water, offering straightforward access to the City, West End and Canary Wharf.



Please note: we have been made aware of potential subsidence relating to this property. Potential buyers should ensure they discuss with their professional advisors.





Approximate Gross Internal Area = 165.9 sq m/ 1,786 sq ft (Excluding Reduced Headroom)
 Reduced Headroom = 4.2 sq m/ 45 sq ft | Cellar = 7.4 sq m/ 80 sq ft
 Inclusive Total Area = 177.5 sq m/ 1,911 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)

Nicky Upton

020 3815 9410

nicky.upton@knightfrank.com

Knight Frank Dulwich

IC Calton Avenue

London, SE21 7DE

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2026. Photographs and videos dated August 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

