



Landells Road, SE22 | Offers In Excess Of £850,000

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# In General

- Three bedrooms
- Two bathrooms
- Loft-extended period half-house
- Over 875 Sq Ft
- Good condition throughout
- Desirable, residential road
- Freehold house

# In Detail

CHAIN COMPLETE - Charming and spacious three bedroom period half-house on this desirable residential road in the heart of East Dulwich, SE22.

Boasting over 875 Sq Ft of internal space that has been well maintained and loft-extended by the current owner - there is scope to further extend the ground floor and remodel to taste. There is a 13-ft bay-fronted separate reception adjacent to the 13-ft kitchen-diner that leads out onto the low-maintenance garden.

Upstairs are two comfortable bedrooms - including the original bay-fronted 13x13ft principal room - as well as the 17-ft loft bedroom and en-suite shower.

Landells Road is enviably-located for the excellent primary schools, secondary schools and independent schools as well as the gorgeous parks and green spaces. There are a host of independent shops, bars, restaurants and coffee shops nearby on Lordship Lane and North Cross Road as well as strong transport links into The City and West End from East Dulwich station (0.9 miles) and Peckham Rye station (1.4 miles) with bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Denmark Hill.

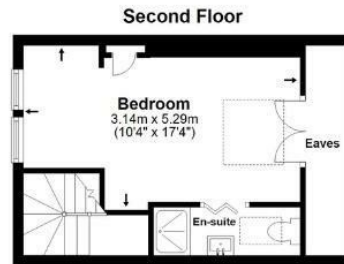
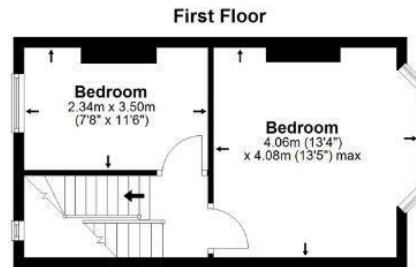
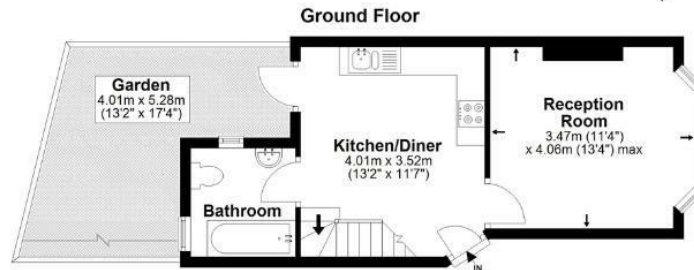
EPC: D | Council tax band: C



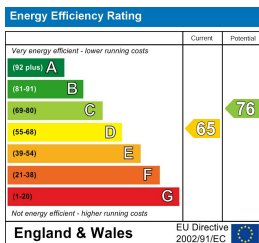
# Floorplan

## Landells Road, SE22

Total\* = 81.6 sq. m / 878.2 sq. ft  
 Second Floor = 21.1 sq. m / 226.9 sq. ft  
 First Floor = 29.4 sq. m / 316.3 sq. ft  
 Ground Floor = 31.1 sq. m / 335.1 sq. ft  
 ☐ = Reduced head room below 1.5m



\*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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