



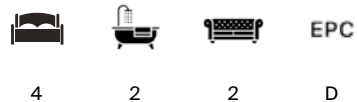
LANDCROFT ROAD

East Dulwich, SE22



BEAUTIFULLY REFURBISHED FAMILY HOME IN EAST DULWICH

An exceptional Victorian mid-terrace combining period character
with contemporary craftsmanship, enhanced by a side return
extension and a superb loft conversion.



Local Authority: London Borough of Southwark

Council Tax band: D

Tenure: Freehold

Guide Price: £1,175,000



EXCEPTIONALLY PRESENTED HOME

Located on a sought-after street in East Dulwich, this beautifully refurbished mid-terraced Victorian home combines period charm with contemporary design. Extending to approximately 1,316 sq ft, the property has been enhanced by a side return extension and a superb loft conversion, offering well-balanced accommodation across three floors.



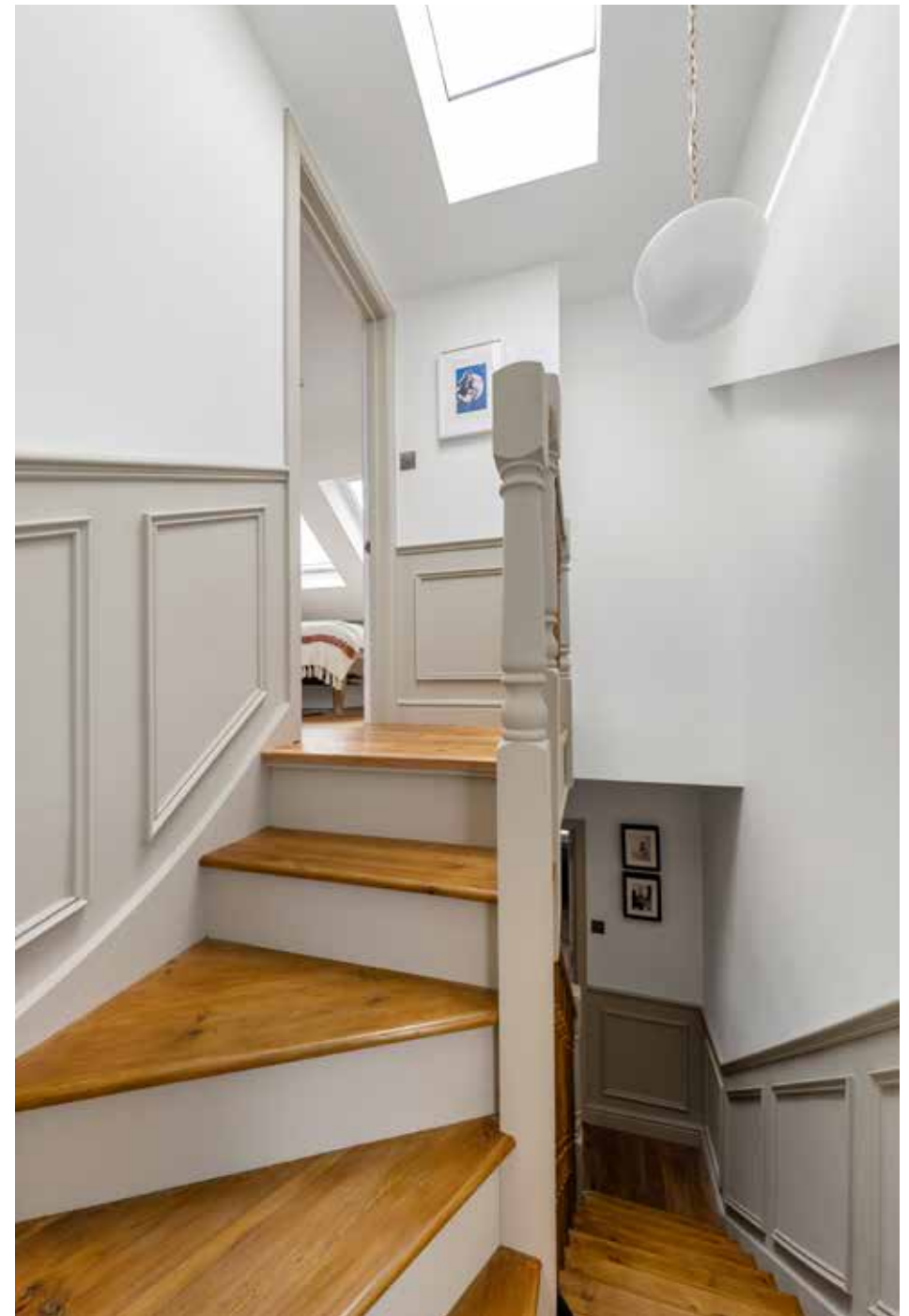






ACCOMMODATION ACROSS THREE FLOORS

The ground floor features an elegant double reception leading to a stunning extended kitchen and dining space, complete with bespoke cabinetry, brass detailing and full-width doors opening onto the garden. Upstairs, there are two generous double bedrooms, a versatile third bedroom and a luxurious family bathroom.







THE SECOND FLOOR AND GARDEN SPACE

The top floor provides an impressive principal suite with vaulted ceilings, bespoke wardrobes, a Juliet balcony and a stylish shower room, alongside an additional bedroom ideal for guests or use as a study.

The rear garden is thoughtfully designed for low-maintenance enjoyment, featuring a paved terrace ideal for al fresco dining and a raised lawn set within clean, modern landscaping. The space feels wonderfully private, offering a peaceful and secluded setting that is perfect for relaxing or entertaining.



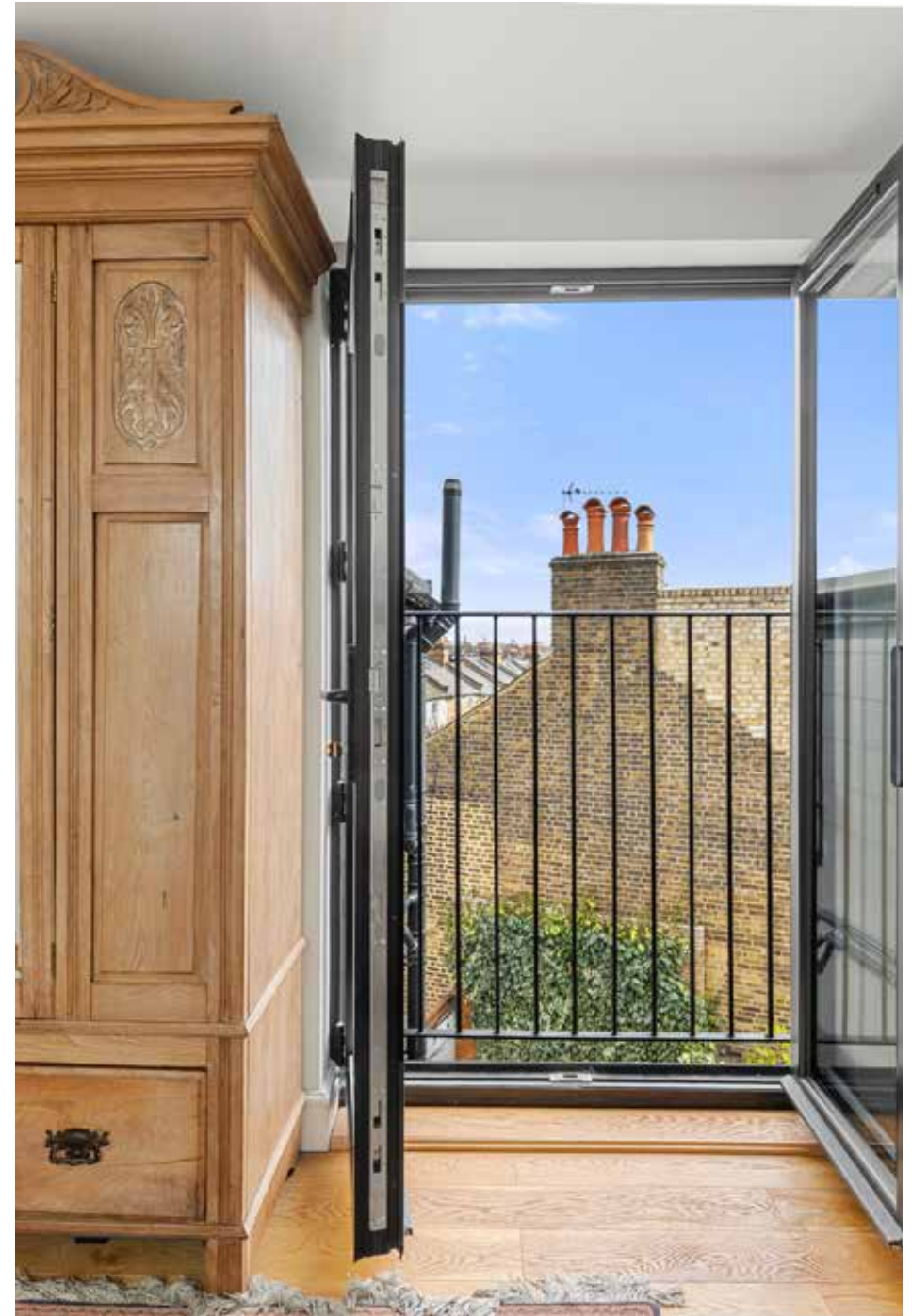




THE LOCAL AREA

This property is superbly located for the vibrant cafes, bars and restaurants on Lordship Lane and direct transport links into central London. Various popular primary and secondary schools can be found nearby including the Harris Primary Academy on Lordship Lane Ofsted rating 'Outstanding', Charter East Dulwich Secondary School, Dulwich Village Infants, Dulwich Hamlet, Heber primary as well as Dulwich College, Dulwich Prep, Alleyn's School and James Allen's Girls' School.

For transport, East Dulwich Station (0.9 mile) is close by for Southern services to London Bridge and Charing Cross. Peckham Rye Station (1.1 mile) also offers services to London Victoria, London Bridge and Thameslink services to London St. Pancras International and London Blackfriars. Peckham Rye station also offers Overground services to Canada Water, Shoreditch High Street, Highbury & Islington and Clapham Junction.







Approximate Gross Internal Area = 122 sq m / 1,316 sq ft (Including Restricted Head Height Area)

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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