



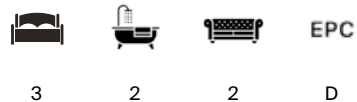
LANDELLS ROAD

East Dulwich SE22



ELEGANT DOUBLE-FRONTED RESIDENCE

A beautifully presented double-fronted family home offering over 1,325 sq ft of stylish and versatile living accommodation, with three well-proportioned bedrooms, a nursery and a separate study.



Local Authority: London Borough of Southwark

Council Tax band: D

Tenure: Freehold

Guide Price: £1,250,000



LANDELLS ROAD

A rare opportunity to acquire a beautifully presented double-fronted period home on the highly regarded Landells Road, where properties of this style seldom come to market. Combining elegant period character with contemporary design, the house offers over 1,325 sq ft of thoughtfully arranged family accommodation across three floors.









ELEGANT LIVING & ENTERTAINING

A striking monochrome tiled pathway leads to a welcoming entrance hall and through to an impressive 25 ft kitchen/dining room. The bespoke shaker-style kitchen, finished in a sophisticated heritage green with brushed brass hardware, is centred around a substantial island with crisp white worktops, creating an exceptional space for both everyday family living and entertaining. Natural light floods the room through the attractive front bay window, complete with a charming window seat, while Crittall-style doors to the rear open directly onto a mature private garden.

The elegant dual-aspect reception room provides a wonderful retreat, featuring decorative panelling, bespoke fitted cabinetry and an original working fireplace, creating a refined yet inviting setting for relaxation and entertaining.







BESPOKE DESIGN, TIMELESS APPEAL

The upper floors provide flexible and well-balanced accommodation, comprising three generous bedrooms, alongside two additional versatile rooms ideally suited to a nursery, study or home office. The principal bedrooms benefit from built-in wardrobes, while the top-floor accommodation enjoys the added comfort of air conditioning. The bedrooms are served by a beautifully appointed family bathroom on the first floor and a stylish shower room on the second floor.







THE LOCAL AREA

Landells Road is perfectly situated in the heart of East Dulwich, a sought-after area known for its family friendly community and great amenities. This quiet residential street is only moments away from Lordship Lane where you will find an array of independent shops, artisanal cafes and acclaimed restaurants.

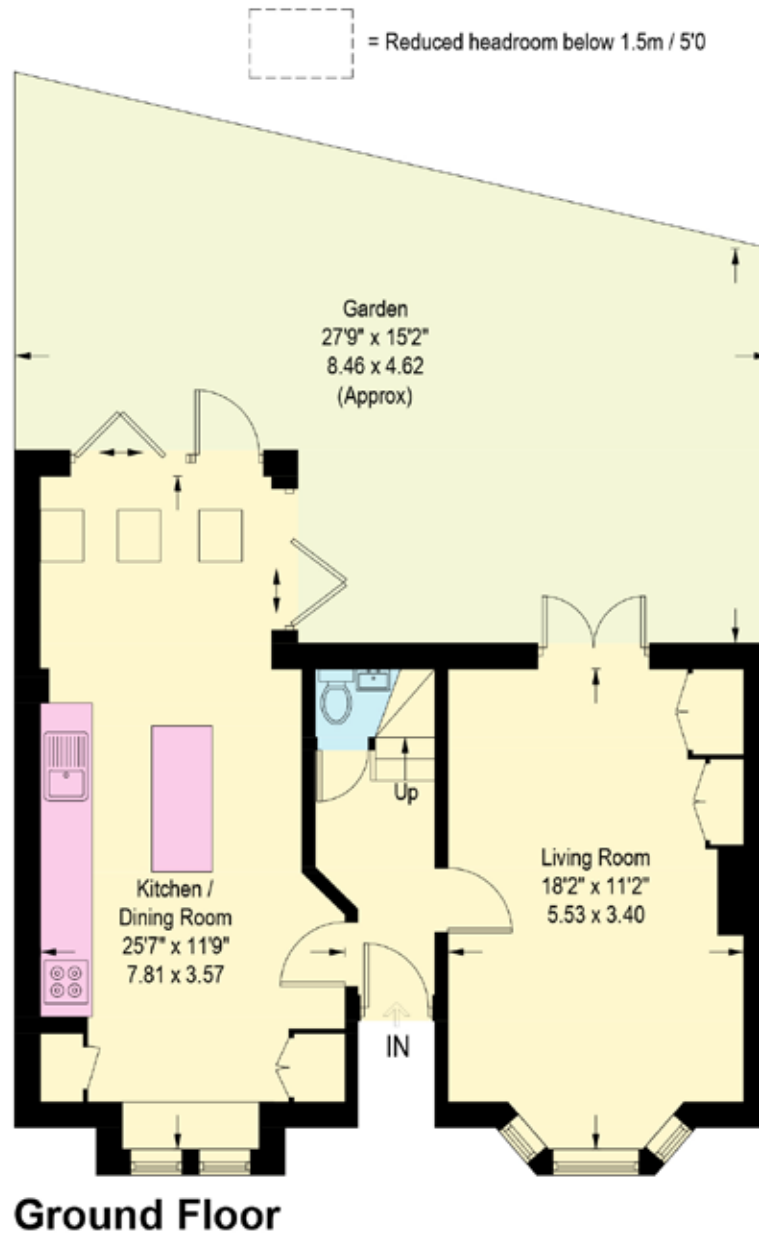
East Dulwich is celebrated for its green spaces and the property is conveniently close to both Peckham Rye Park and Dulwich Park.

For families, the area offers a selection of highly regarded state and independent schools, including Heber Primary School, Goodrich Primary School, Harris Boys' Academy East Dulwich, JAGS, Alleyns and Dulwich College.

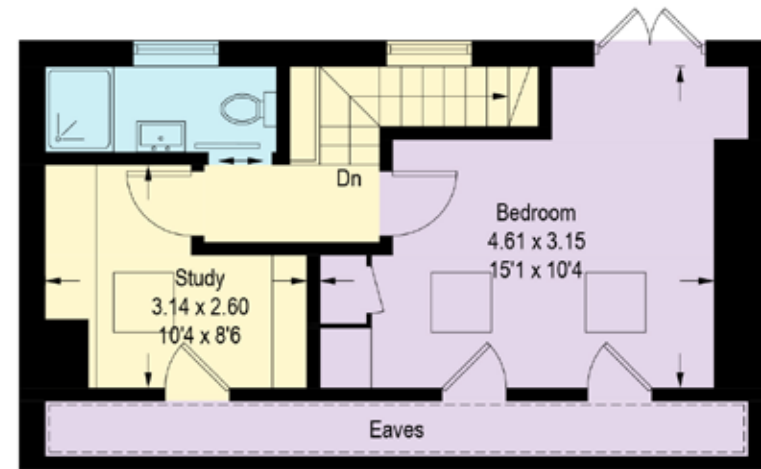
East Dulwich Station just a short distance away, offers direct trains to London Bridge. Additionally, there are excellent bus connections to the City, West End and beyond.



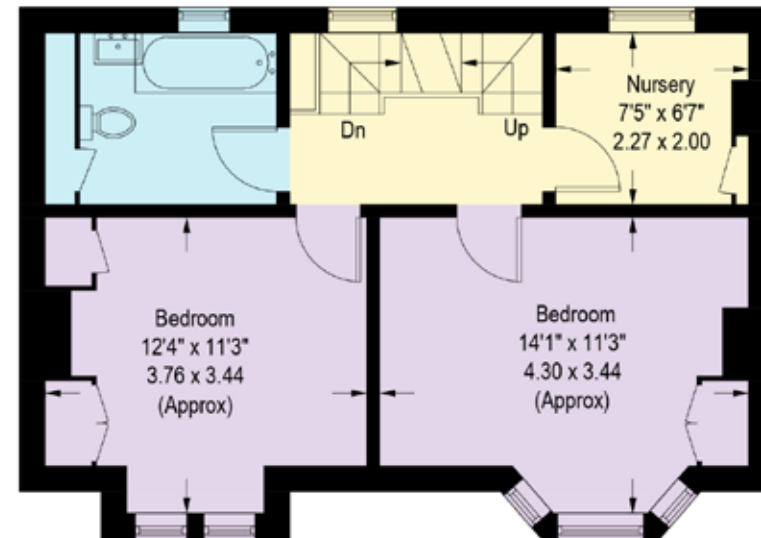




Approximate Gross Internal Area = 123.1 sq m / 1,325 sq ft (Excluding Reduced Headroom/ Eaves)
 Reduced Headroom/ Eaves = 5.3 sq m / 57 sq ft
 Inclusive Total Area = 128.4 sq m / 1,328 sq ft



Second Floor



First Floor

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)

Georgia Jakstys

020 3815 9410

georgia.jakstys@knightfrank.com

Knight Frank Dulwich

IC Calton Avenue

London, SE21 7DE

knightfrank.co.uk

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