



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

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In General

- Period terrace
- Two double bedrooms
- Large 24' reception room
- Over 40' South-East facing garden
- Close to Lordship Lane
- Potential to extend (STPP)
- Modern kitchen and bathroom
- Good primary and secondary schools nearby

In Detail

An elegant and characterful Victorian terraced house, enviably positioned on one of East Dulwich's residential streets in the heart of SE22.

The house boasts over 800 sq ft of internal space, centred around an impressive 24-ft bay-fronted double reception room with high ceilings and a feature fireplace. To the rear, a contemporary fitted kitchen opens onto the side return and the beautifully maintained 41-ft south-easterly-facing garden.

Upstairs are two well-proportioned double bedrooms, including the generous 14 ft x 11 ft principal bedroom, a spacious family bathroom and access to the loft, providing useful additional storage. There is potential for further extension, subject to planning permission (STPP), offering an exciting opportunity to create an even more substantial family home in this highly sought-after East Dulwich location.

Landells Road enjoys a peaceful setting just moments from the vibrant Lordship Lane, renowned for its independent shops, cafés, restaurants and bars. North Cross Road is also nearby, while Dulwich Village is within easy reach. The area is surrounded by an excellent selection of green spaces, including Goose Green, Dulwich Park and Peckham Rye.

There are excellent transport links into the City and West End from North Dulwich station (1.0 mile) and East Dulwich station (1.1 miles), alongside convenient bus and cycle routes to Dulwich Village, Herne Hill and Denmark Hill.

A good selection of local schools are within easy reach, including Heber Primary School, Goodrich Primary School and Harris Primary Academy East Dulwich.

EPC: D | Council Tax Band: D



Floorplan

Landells Road, SE22

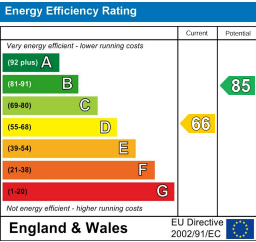
Approximate Gross Internal Area
74.5 sq m / 802 sq ft



Ground Floor

First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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