



Flat 1, 369 Upland Road, London, SE22 0DR

Guide Price £400,000



Carnegie

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Handside House, Handside Lane,
Welwyn Garden City, Herts AL8 6TA

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Nestled on the charming Upland Road in East Dulwich, London, this delightful ground floor Victorian conversion apartment offers a perfect blend of peaceful location and modern convenience. Spanning an inviting 547 square feet, the property features a spacious reception room, a well-appointed bedroom, modern bathroom and integrated kitchen, making it an ideal choice for individuals or couples seeking a comfortable living space. The property retains its period charm while boasting modern upgrades, including a stylish kitchen and bathroom that cater to today's lifestyle. The double glazing throughout ensures a warm and quiet environment, enhancing the overall appeal of the property.

Situated in close proximity to the picturesque Dulwich Park, residents can enjoy leisurely strolls and outdoor activities just moments from their doorstep. The area is also well-served by lovely local shops, providing a vibrant community atmosphere, and excellent transport links, making commuting into central London a breeze. This property presents a wonderful opportunity to embrace the charm of Victorian architecture while enjoying the conveniences of modern living in a sought-after location. This apartment is sure to impress with its character, comfort, and prime location.

Bedroom 12'11" x 10'5" (3.96 x 3.20)

Kitchen 10'0" x 6'2" (3.05 x 1.88)

Reception Room 13'3" x 13'1" (4.04 x 3.99)

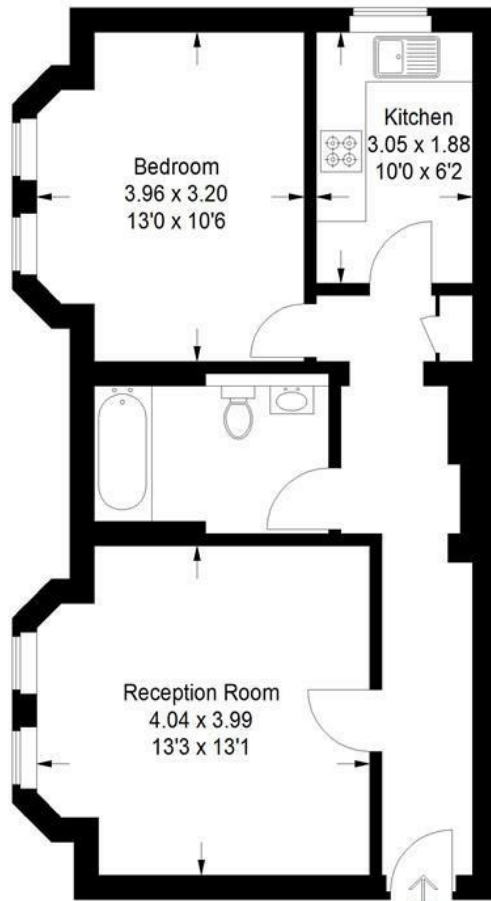


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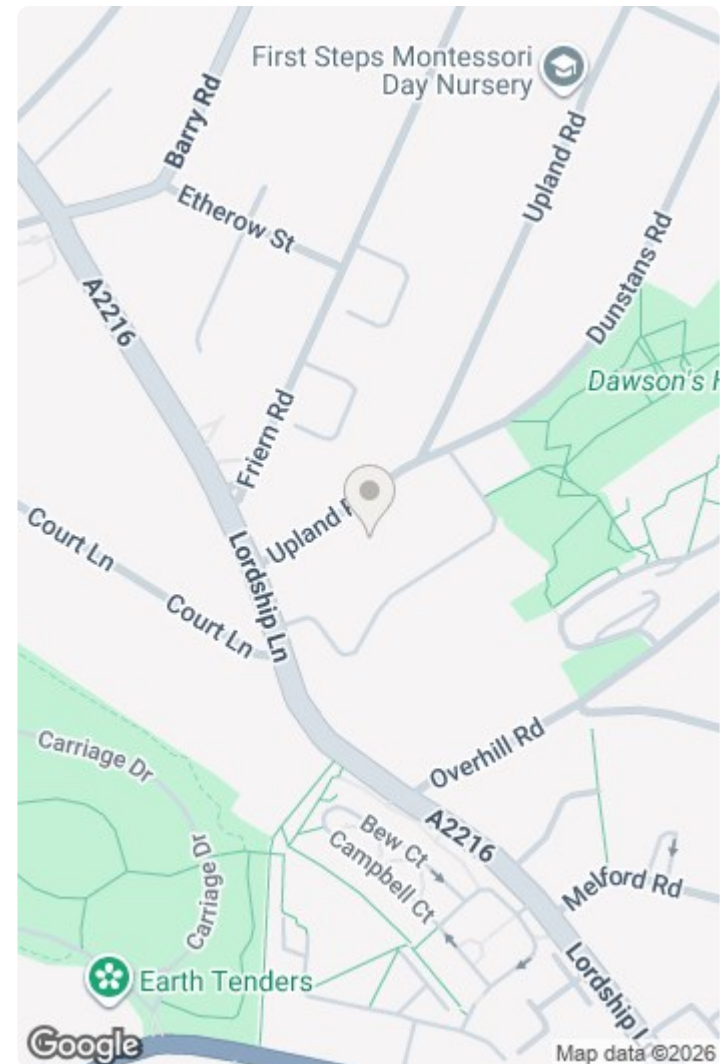


Approximate Gross Internal Area
50.8 sq m / 547 sq ft



Basement

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. (ID1282128)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		67	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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