



LANDELLS ROAD, EAST DULWICH, LONDON, SE22
£1,300,000 FREEHOLD

SITUATED IN THE HEART OF SOUTH EAST LONDON, THIS CAPTIVATING FIVE-BEDROOM VICTORIAN TERRACE HOUSE EFFORTLESSLY COMBINES CLASSIC CHARM WITH CONTEMPORARY LUXURY.

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Tenure Freehold | Council Tax Band D – London Borough of Southwark |

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DESCRIPTION:

Situated in the heart of South East London, this captivating five-bedroom Victorian terrace house effortlessly combines classic charm with contemporary luxury.

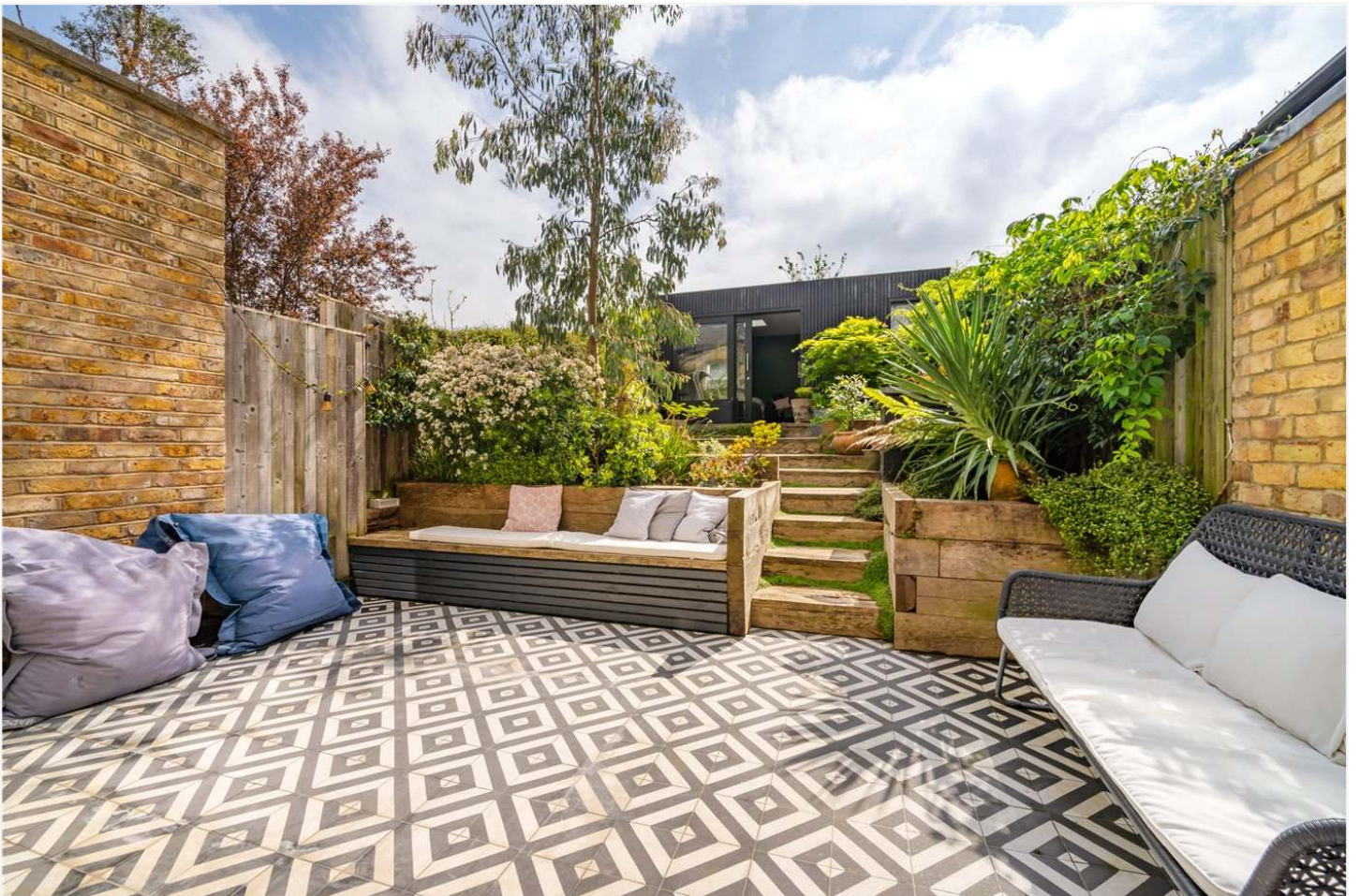
Upon entering the airy ground-floor living space, you're embraced by natural light, creating a welcoming ambiance throughout. The dining area flows seamlessly into the sleek kitchen, ideal for both casual breakfasts and culinary adventures. At the front, a snug sitting room provides a cozy haven for relaxation or intimate gatherings. The ground floor boasts a recently renovated guest WC for added convenience, while the landscaped garden with a delightful patio invites outdoor entertaining. Explore the bespoke multifunction studio tucked away at the rear, a versatile space limited only by your imagination. Ascending to the first floor, discover two generously proportioned double bedrooms, a flexible single bedroom/study, and a luxurious family bathroom adorned with twin Alape sinks and a sumptuous freestanding bathtub. The extended loft reveals a tranquil retreat, bathed in natural light and comprising two additional bedrooms. The expansive master suite features an ensuite bathroom boasting a second indulgent bathtub, Italian tiles, and Neve taps, all meticulously finished to the highest standard. This exceptional residence seamlessly blends original period details with contemporary upgrades, offering a harmonious fusion of character and modern convenience.

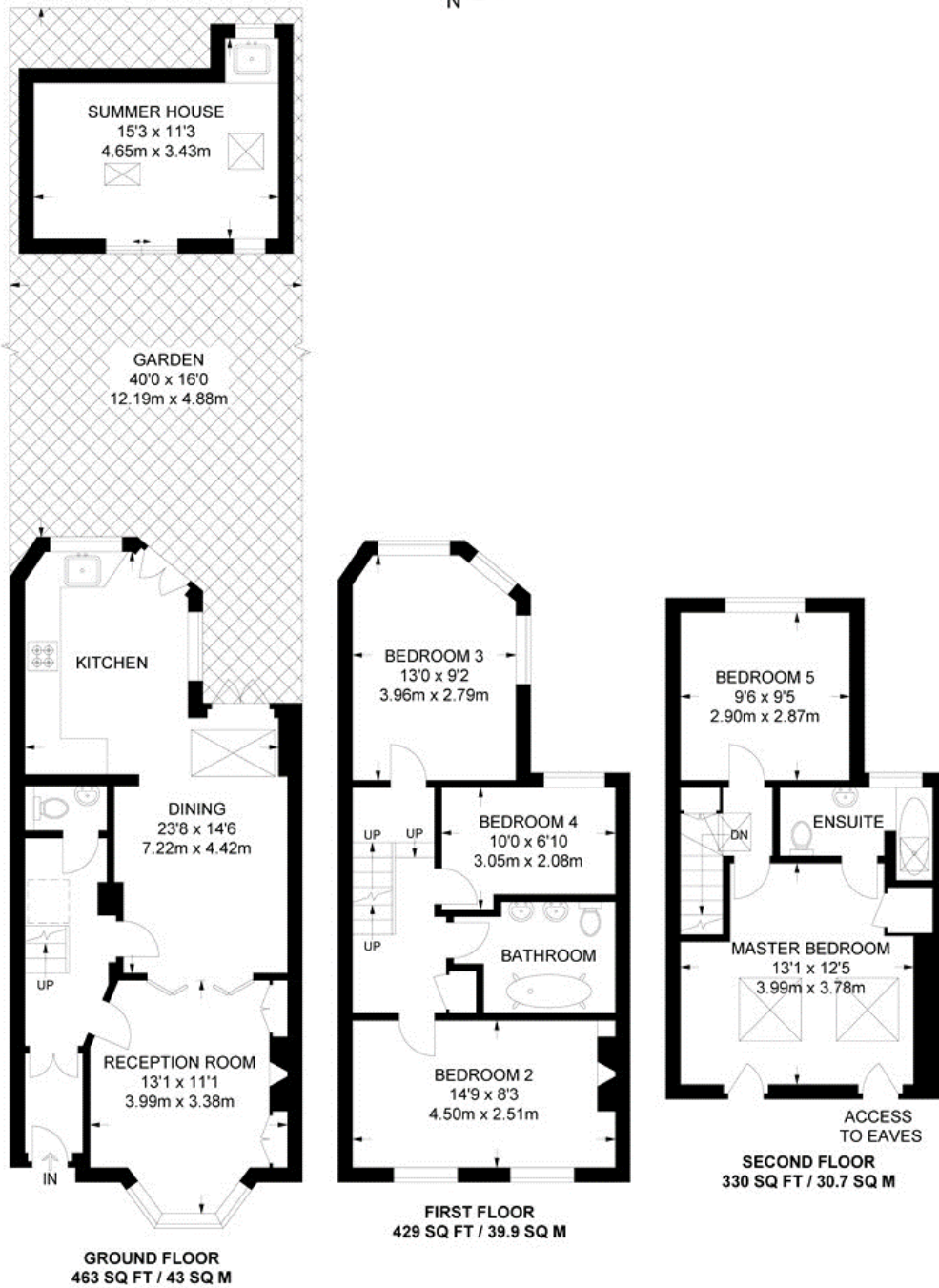
Conveniently positioned just a brief 5-minute stroll from Dulwich Park and Lordship Lane bus services, and less than 15 minutes from the vibrant amenities of Lordship Lane East Dulwich or Rye Lane, Peckham, this home epitomises the finest of South East London living right on your doorstep. Exceptional schools such as Heber and Goodrich Primary are within easy reach.

AT A GLANCE

- Five Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Downstairs WC
- Landscaped Garden
- Garden Room
- School Catchment Area
- Close To Parks
- Great Transport Links
- Chain Free







APPROXIMATE GROSS INTERNAL AREA: 1222 SQ FT / 113.6 SQ M
TOTAL AREA (INCLUDING OUTBUILDING): 1363 SQ FT / 126.6 SQ M

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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