



UPLAND ROAD, LONDON, EAST DULWICH, SE22

£750,000 LEASEHOLD

EPC RATING C

**WELCOME TO THE MARKET THIS  
OUTSTANDING, PURPOSEFULLY, NO EXPENSE  
SPARED, ELEGANT AND STYLISH SPLIT LEVEL**

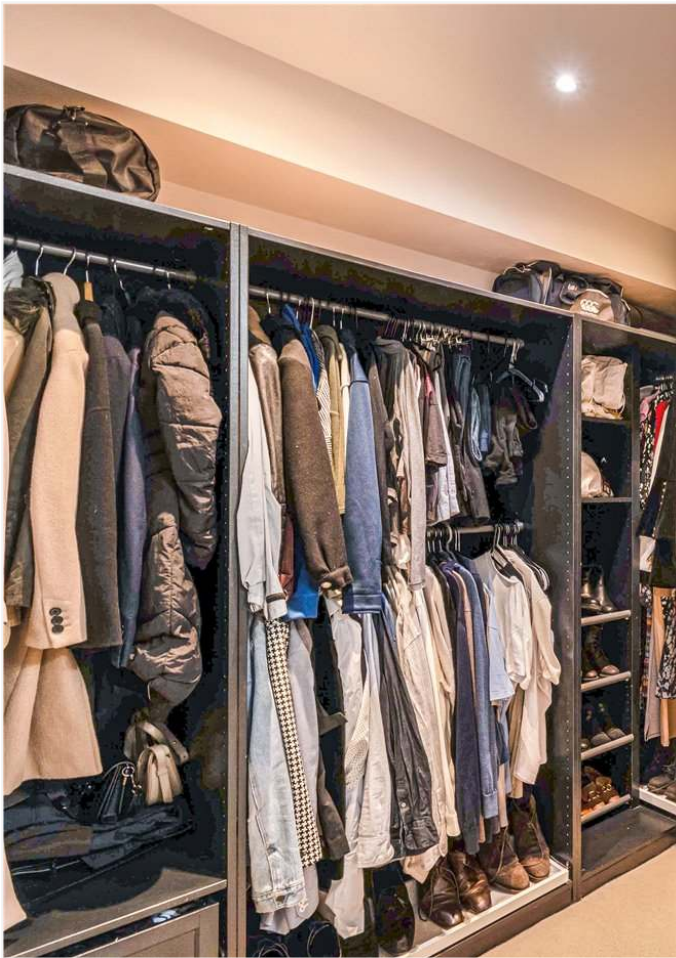
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Tenure Leasehold | Council Tax Band C – London Borough of Southwark

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## DESCRIPTION:

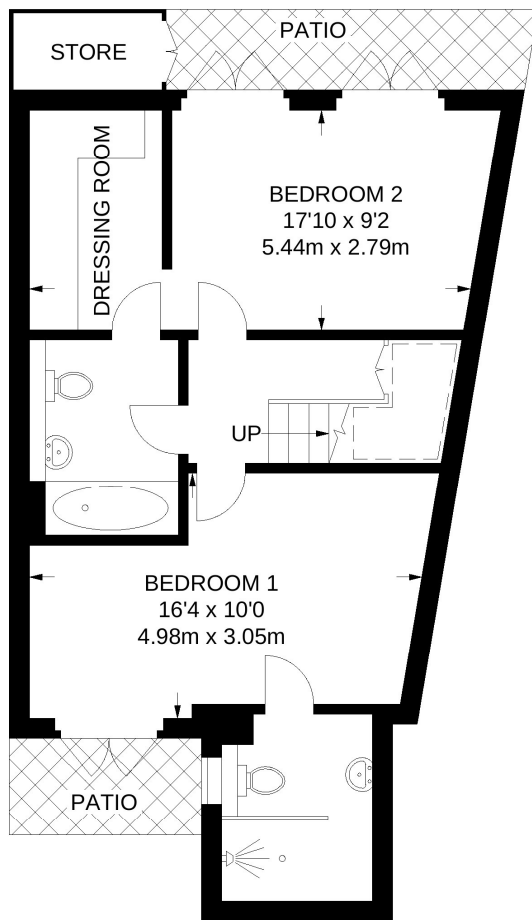
Welcome to the market this outstanding, purposefully, no expense spared, elegant and stylish split level Victorian conversion in the highly sought-after Upland Road, central East Dulwich. This stunning flat is finished to a very high specification throughout, being relatively newly converted it is practically a new build but with Victorian sophistication and charm. The property comprising of a large stylish reception room, complete with bespoke built-in shelves, plantation shutters and lovely high ceilings. A large open plan kitchen diner to rear, boasts a fully fitted and integrated kitchen with doors leading out to a private sunny garden. The lower ground floor comprises two large double bedrooms both with en-suite, the master also boasts an enviable walk-in wardrobe! school and nursery catchments are in abundance as are the multiple parks and green spaces, including Peckham Rye, Dulwich Park and Goose Green. The shops, bars, restaurants and trendy Saturday Northcross market are just a short stroll and to get further afield transport links are provided via East Dulwich for London Bridge, Peckham Rye for the overground or Honor Oak for the East London Line. This property ticks all the boxes and early viewing is recommended.

## AT A GLANCE

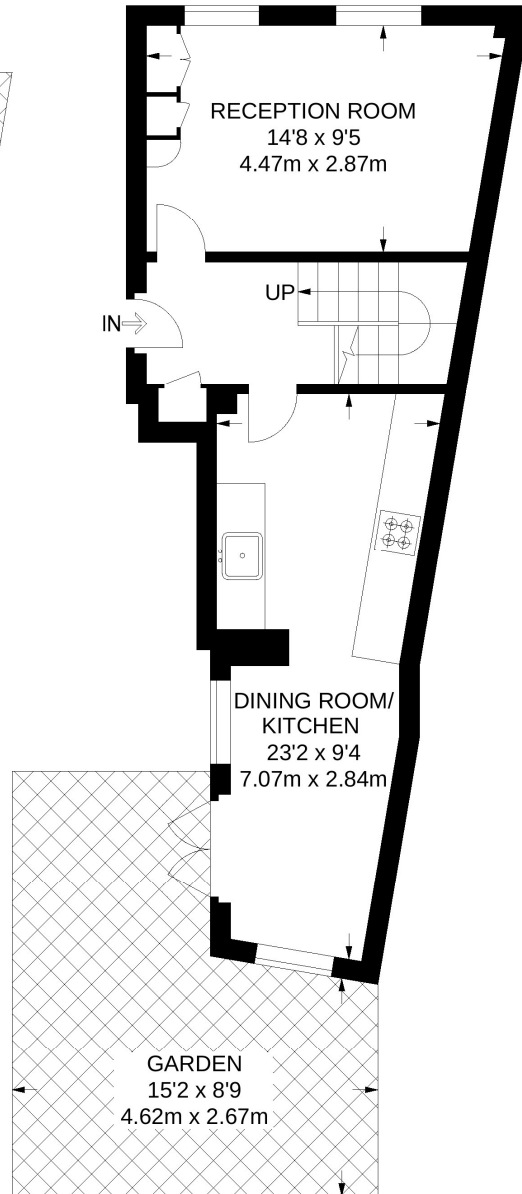
- Two Double Bedrooms
- Split Level Flat
- Reception Room
- Modern Kitchen-Diner
- Bathroom & Ensuite
- Leasehold
- West Facing Garden
- Central Location







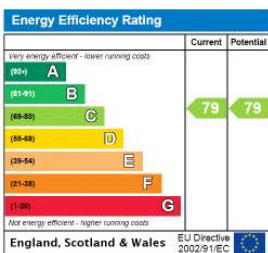
**LOWER GROUND FLOOR**  
486 SQ FT / 45.1 SQ M



**RAISED GROUND FLOOR**  
383 SQ FT / 35.6 SQ M

**APPROXIMATE GROSS INTERNAL AREA**  
869 SQ FT / 80.7 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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