



LANCROFT ROAD, EAST DULWICH, LONDON, SE22  
OIEO £1,100,000 FREEHOLD

**THIS BEAUTIFULLY PRESENTED FIVE BEDROOM  
VICTORIAN TERRACE HOUSE IS SITUATED IN A  
PRIME CENTRAL EAST DULWICH LOCATION.**

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

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## DESCRIPTION:

This beautifully presented five bedroom Victorian terrace house is situated in a prime central East Dulwich location, close to several local primary schools and the bars and restaurants on Lordship Lane. The property on the ground floor comprises a spacious double reception, boasting herringbone flooring, high ceilings and a large fully extended kitchen diner to rear. The kitchen is fully fitted with built in appliances and free standing range cooker. Bi-fold doors lead out to a sunny private garden, ideal for morning coffees, a kick about with the kids or al-fresco dining. The ground floor also benefits from a WC.

The first floor comprises three double bedrooms, and a spacious family bathroom. The loft has been converted to provide a further two double bedrooms and shower room. It is perfectly situated to benefit from everything the area has to offer including plenty of bars, restaurants, shops and local schools. Transport links are provided via East Dulwich with connections to London Bridge, a short bus to Denmark Hill for the overground or a bus to Forest Hill for the East London overground line. This is a wonderful property in a superb location.

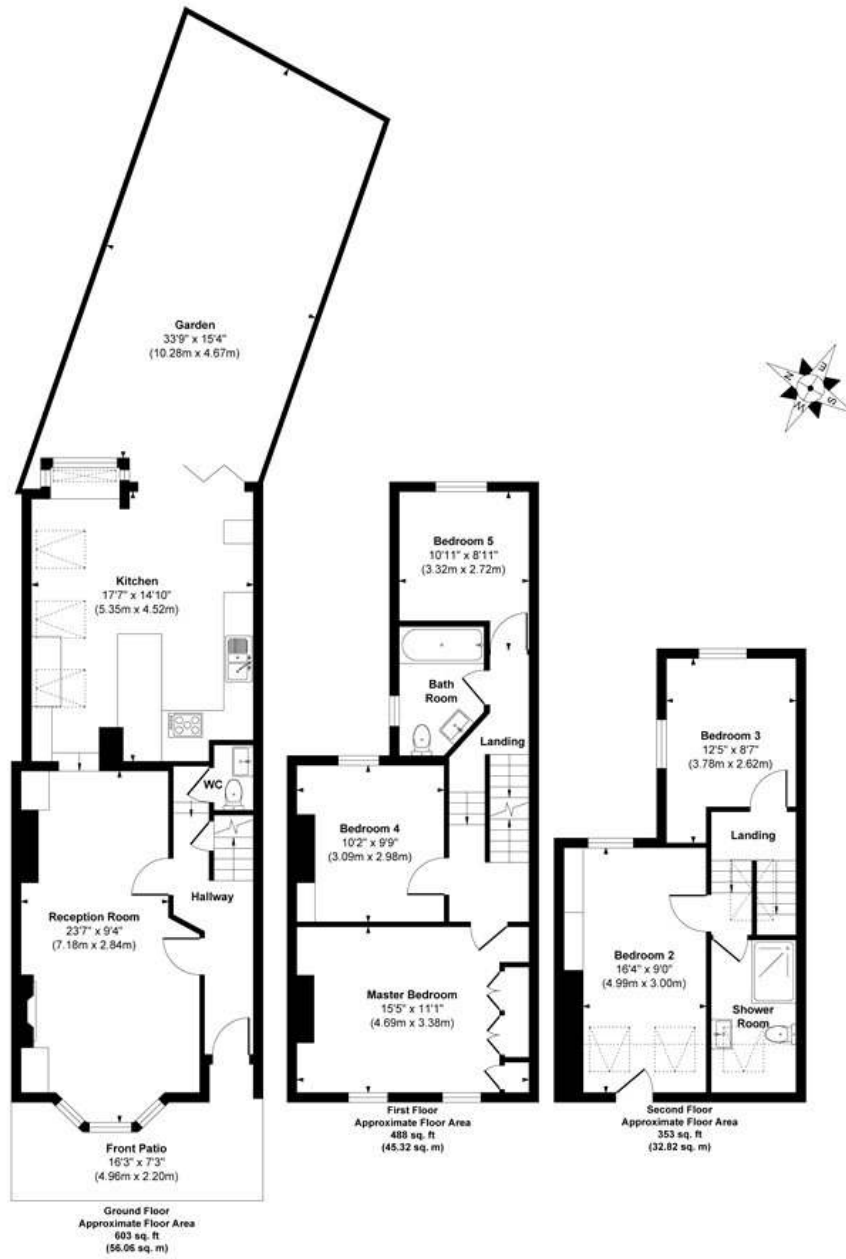
## AT A GLANCE

- Five Double Bedrooms
- Two Bathrooms & a Downstairs WC
- Large Double Reception Room
- Large Modern Kitchen with built-in Appliances
- Rear garden
- Fantastic Location





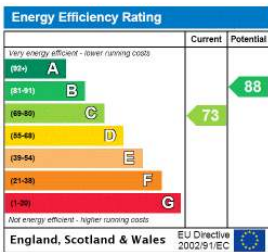
# Landcroft Road



**Approx. Gross Internal Floor Area 1444 sq. ft / 134.20 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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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