



LANDELLS ROAD, EAST DULWICH, LONDON, SE22

**£1,050,000 FREEHOLD**

**THIS CHARMING AND BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM VICTORIAN TERRACE HOUSE IS SITUATED IN A CENTRAL EAST DULWICH LOCATION, CLOSE TO THE BARS AND RESTAURANTS ON LORDSHIP LANE.**

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

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## DESCRIPTION:

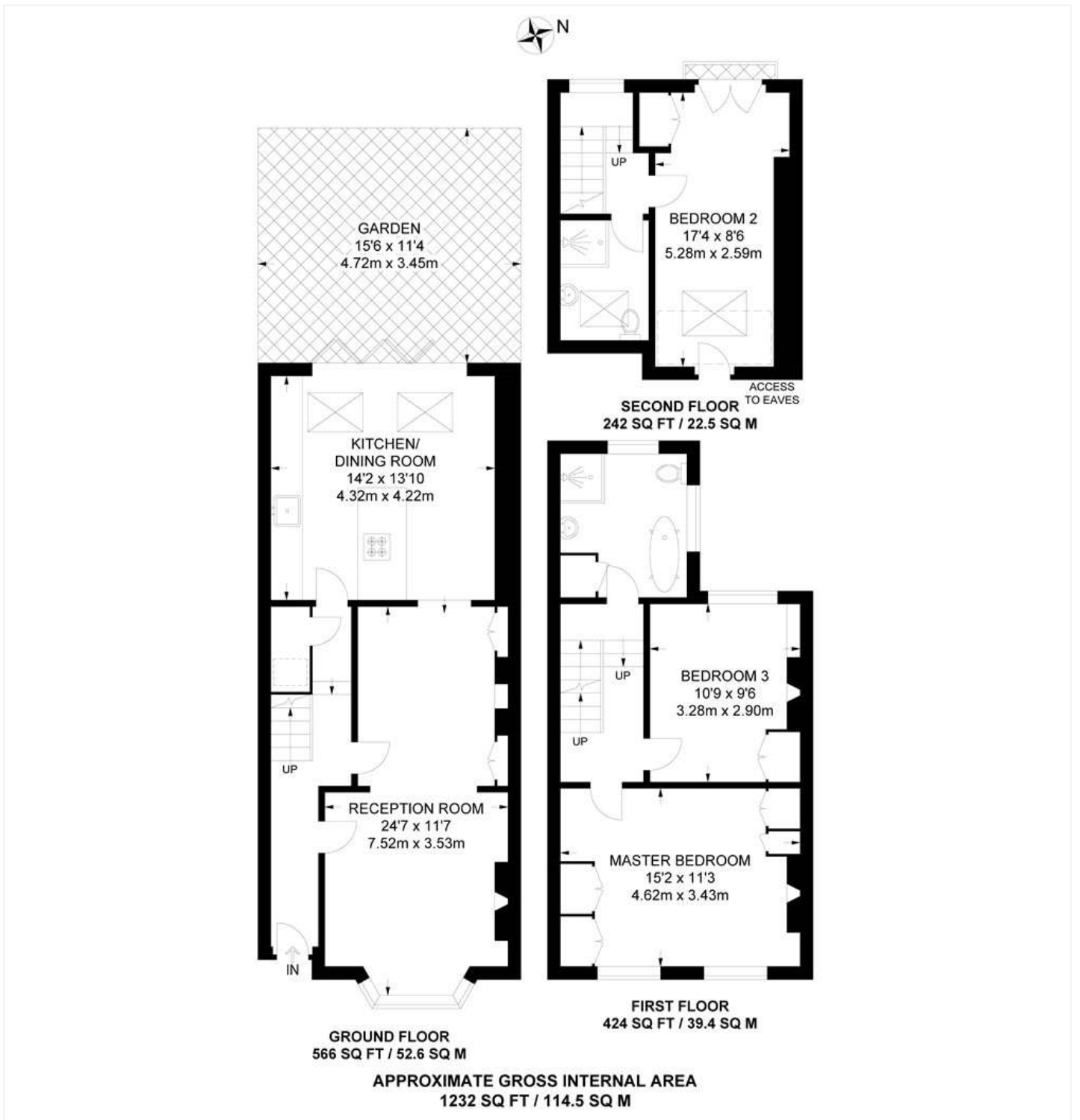
This charming and beautifully presented three double bedroom Victorian terrace house is situated in a central East Dulwich location, close to the bars and restaurants on Lordship Lane. The house offers a spacious double reception, boasting engineered wood flooring, high ceilings and original fireplace. The kitchen diner to rear has been fully extended, offering a spacious bright and airy space and boasting a high end kitchen, underfloor heating and Bi-fold doors leading out to a West facing, patio garden to rear. The garden benefits from evening sun all afternoon and evening. The first floor comprises two spacious double bedrooms to front and family bathroom. The bathroom includes underfloor heating, plantation shutters, roll top bath and walk in shower. The loft has been converted to provide a third bedroom which includes the most fantastic views of the London Skyline. The loft also includes a separate shower. The location offers fantastic access to Lordship Lane with its impressive array of shops, bars, and restaurants. School catchments are in abundance, with Heber and Goodrich to name a couple. Large green open spaces can be found at either Dulwich Park or Peckham Rye Park, both within a short walk. Transport links are provided via East Dulwich for London Bridge or a short bus to Forest Hill for the East London Line or Denmark Hill station for the Overground.

## AT A GLANCE

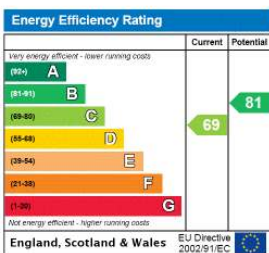
- Three Double Bedrooms
- Two Bathrooms
- Victorian, Terraced House
- Landscaped West Facing Garden
- Excellent Location
- Stunning Views
- School Catchment Area
- Great Transport Links







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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