



ULVERSCROFT ROAD, EAST DULWICH, LONDON, SE22
£1,100,000 FREEHOLD

A FANTASTIC FAMILY HOME IN A GREAT LOCATION IN SE22.

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

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

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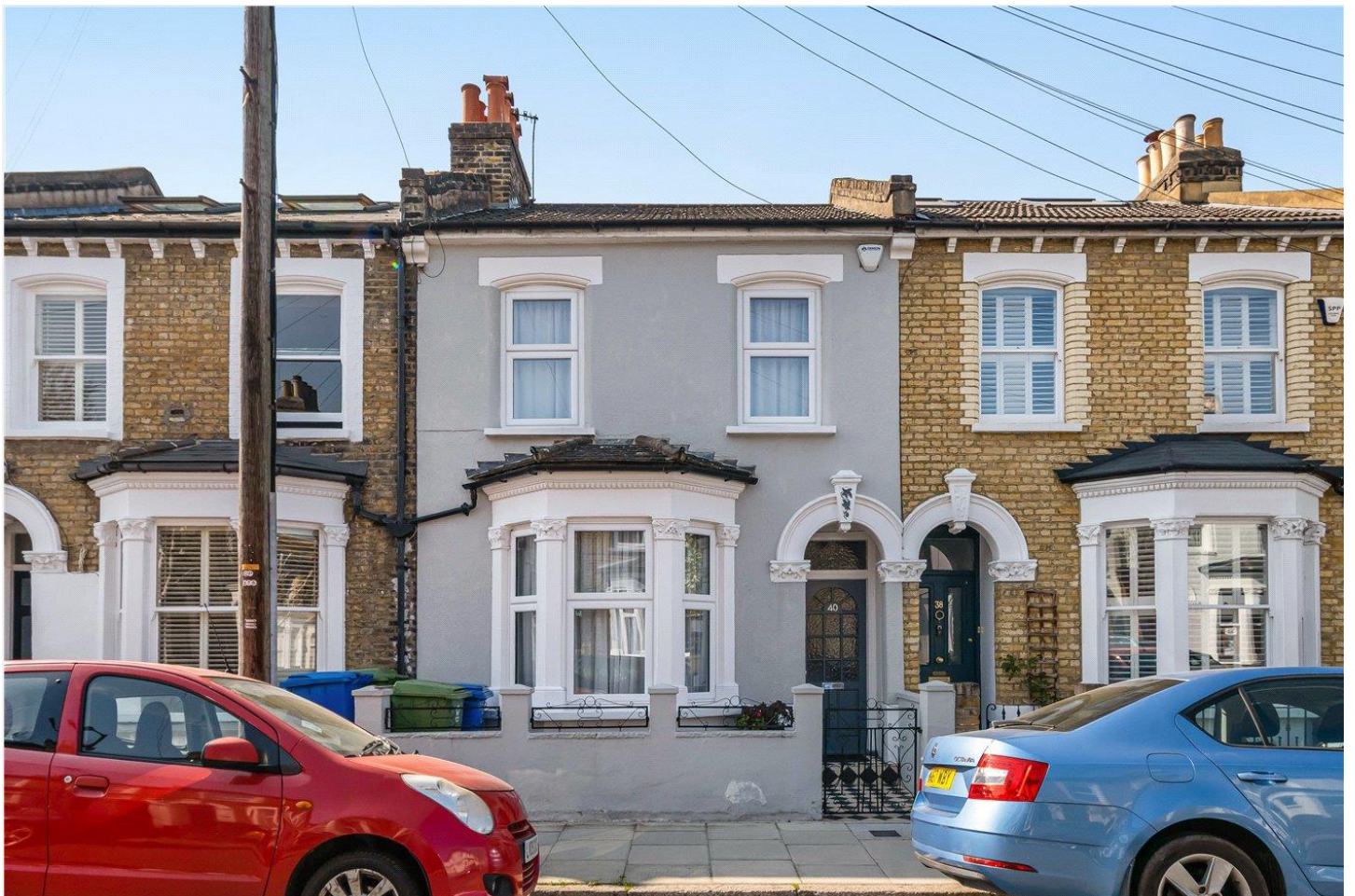
DESCRIPTION:

This fantastic three double bedroom family home is situated in a prime location close to Lordship Lane. The property is situated in a quiet prime central East Dulwich location, just off North Cross Road and Lordship Lane. The property offers a large double reception with feature bay window, engineered wood flooring and a lovely working fireplace. The first floor comprises a large double bedroom with built-in wardrobes, modern bathroom and two further doubles. The ground floor is home to a bright and spacious eat-in kitchen-diner with doors leading out to a private West facing garden to rear. The property also boasts one of the only cellars on the road, ideal for storage or further conversion STPP. The property is ideally located to offer easy access to the bars, restaurants, shops and cinema on Lordship Lane as well as transport links directly into Central London and beyond. School catchments are in abundance with local nurseries and primary schools to pick form, the property also falls within catchment for Charter East for secondary. Further extension potential is possible STPP to the loft and side return. This is a fantastic family home in a superb location.

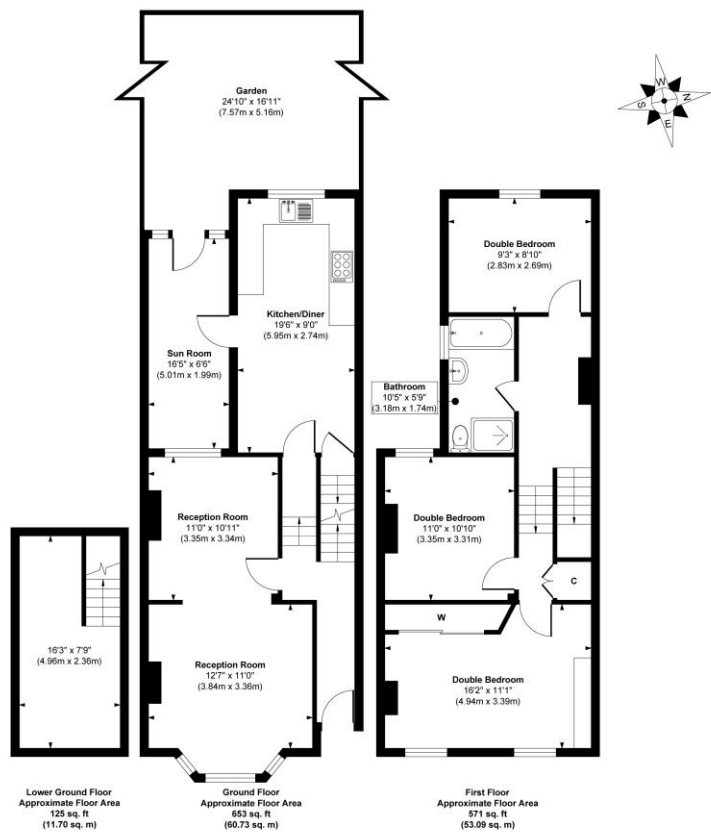
AT A GLANCE

- Prime Location
- Spacious Living Areas
- Bright Eat-in Kitchen
- Three Double Bedrooms & Modern Bathroom
- Extension Potential (STPP)





Ulverscroft Road



Approx. Gross Internal Floor Area 1349 sq. ft / 125.52 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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