



ELSIE ROAD, EAST DULWICH, LONDON, SE22

OIEO £1,600,000 FREEHOLD

**FOR SALE: A UNIQUE OPPORTUNITY – TWO
SEPARATE FLATS WITH POTENTIAL TO
CONVERT BACK INTO ONE FAMILY HOME IN
THE HEART OF EAST DULWICH**

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

Winkworth

Tenure Freehold | Council Tax Band C & B – London Borough of Southwark | EPC
Rating C & E

winkworth.co.uk

See things differently



DESCRIPTION:

This is a rare and exceptional opportunity to acquire two beautifully maintained, separate flats in a single semi-detached period property in one of the most sought-after streets in the heart of East Dulwich. Currently configured as a two-bedroom garden flat and a two-bedroom upstairs flat, it retains many original features and has been meticulously maintained throughout. With planning permission already in place to extend the upstairs flat into the loft, you have the potential to add significant living space or convert the entire property back into one grand Freehold family home, tailored to your needs.

Ground Floor Garden Flat (Flat 1):

This gorgeous two-bedroom garden flat offers spacious, light-filled living with a welcoming living room, a large contemporary 4-piece bathroom and a modern kitchen/dining room that opens out into the garden. The flat is beautifully maintained, retaining original features such as classic flooring and high ceilings that add to its character. You will enjoy direct access to a private, sunny garden with a separate side entrance access —perfect for outdoor dining, entertaining, or simply unwinding in a tranquil setting. The flat blends modern comforts with period charm, offering an ideal space to personalise and make your own.

Upstairs Flat (Flat 2):

The upstairs flat is a well-proportioned architect designed two-bedroom home with an open-plan kitchen and living area, creating a spacious and airy atmosphere. Original features have been carefully preserved, complementing the sleek, contemporary design. The flat offers two good-sized bedrooms, 4-piece bathroom, an extra cloakroom toilet, and a seamless flow between the kitchen and living space with gas flame fire. Additionally, planning permission has been granted to extend into the loft, allowing you to add valuable extra space, whether for an additional bedroom, office, or larger living area as well as a small roof terrace. These flats offer incredible potential and flexibility to retain as separate flats or combine into a fabulous family 5 bed home.

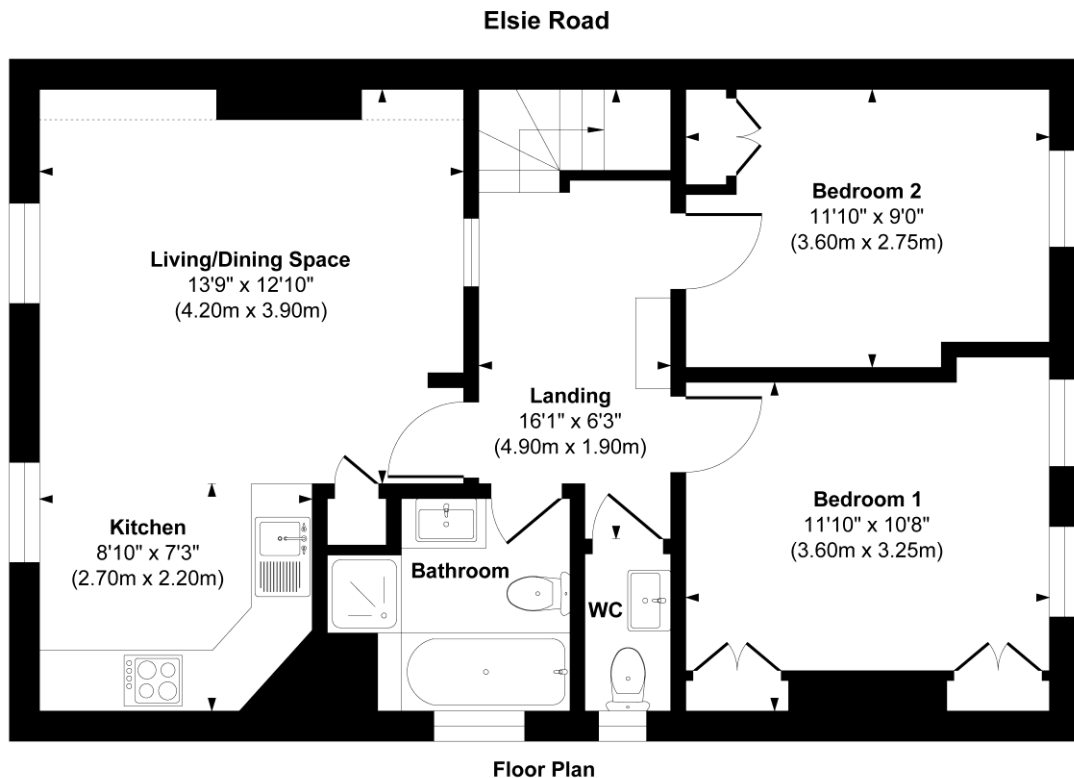
AT A GLANCE

- Two separate, extremely well-maintained flats, retaining original features throughout. Each flat owns 1/2 freehold
- Ground floor two-bedroom garden flat with spacious rooms and a private garden
- Upstairs two-bedroom flat with open-plan kitchen and living area, preserving period charm
- Planning permission in place to extend the upstairs flat into the loft for additional living space with small terrace.
- High ceilings, original flooring, and period details throughout
- Well-planted front and rear gardens.
- Option to convert the property back into one grand family home, offering a blank canvas to create your ideal space
- Located in the heart of East Dulwich, within walking distance to East Dulwich Station with direct links to London Bridge
- Excellent school catchment area, with highly regarded primary and secondary schools nearby
- Close to green spaces, parks, and the popular shops, bars, and restaurants of Lordship Lane

This property provides an exciting blank canvas, offering the perfect opportunity to put your own stamp on a charming period home in an unbeatable location. Whether you're looking to create your dream family home or invest in a property with great potential, this is an opportunity not to be missed.

Winkworth





Approx. Gross Internal Floor Area 645 sq. ft / 60.00 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		
69-80	C		
55-68	D	70 C	77 C
39-54	E		
21-38	F		
1-20	G		

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

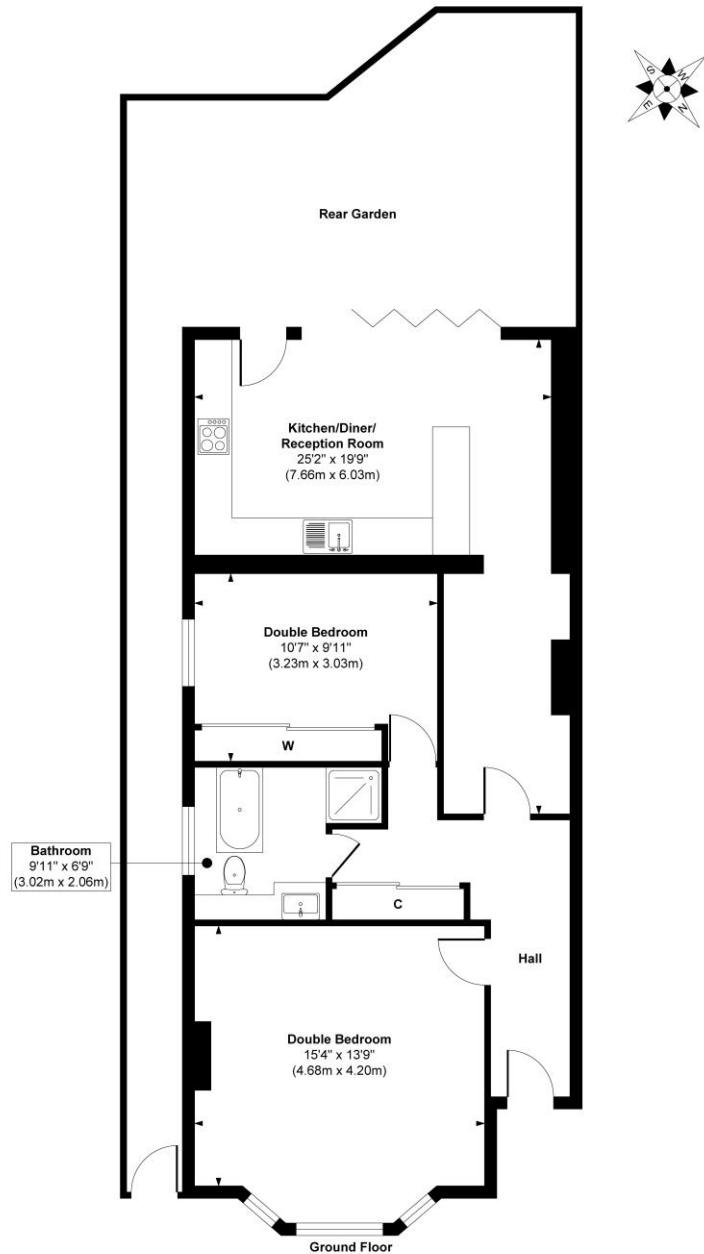
Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Elsie Road



Approx. Gross Internal Floor Area 885 sq. ft / 82.31 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		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.