

UPLAND ROAD, EAST DULWICH, SE22  
FREEHOLD  
GUIDE PRICE £1,750,000 - £1,850,000





## SPEC

Bedrooms : 5  
Receptions : 2  
Bathrooms : 3

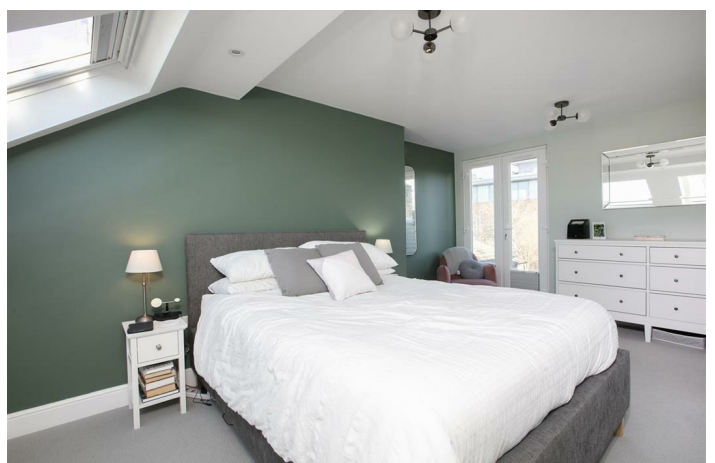
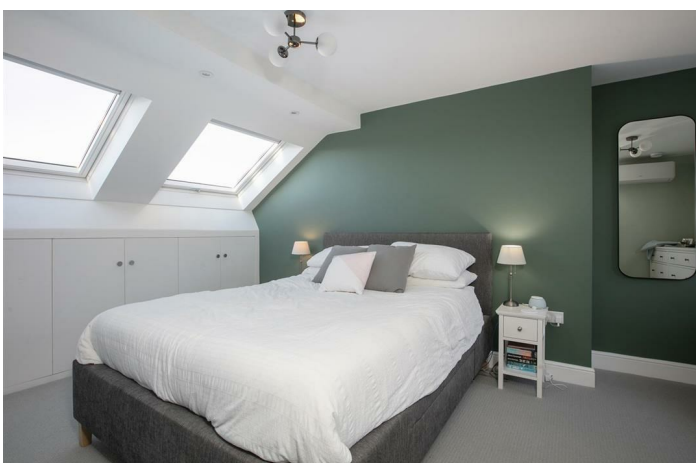
## FEATURES

70ft Rear Garden  
Five Lovely Double Bedrooms  
Amazing Kitchen Extension  
Contemporary Styling  
Freehold





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Beautifully Extended Five Double Bedroom Victorian Home with 70ft Garden.

Expertly extended, beautifully presented and with a fantastic 70ft rear garden - this five bedroom period home ticks all the boxes. The accommodation, over three floors, comprises a large double reception, full-width kitchen/diner, five proper double bedrooms (master ensuite), shower room, bathroom and wc. The decor throughout is sympathetic and tasteful and you'll enjoy a sprinkling of original features. Peckham and East Dulwich are jam packed with bars, boutiques, restaurants and night life. There's plentiful greenery nearby with both Peckham Rye Park and Goose Green only a 5 minute stroll and you're also within a 15 minute walk of the expansive Dulwich Park. For travel connections you're less than a 15 minute walk to East Dulwich Station for services to Crystal Palace, Beckenham, Peckham and London Bridge. Peckham Rye Station is a short bus ride away for further London Bridge connections along with Blackfriars, Elephant & Castle, Clapham and Canada Water for the Jubilee Line.

A handsome exterior sits back from the road behind a well presented front garden. The front door has frosted panes and a light above bearing the house number. Inside you're greeted by a lovely hall with tall ceilings, simple coving and corbals. The reception is a fine double with wide front aspect bay enjoying louvered blinds on upper and lower panes. There's a beautiful feature fireplace with ornate tiling flanked on one side by low level storage units. Raised shelving on either side and a fantastic bespoke low level media unit continues to impress.

An open arch to the rear reveals the full width kitchen/diner which has four fab skylights running along its length. A wide island promises abundant storage and there are additional fancy cabinets on the far wall. Appliances include ANAEC microwave, double oven and five ring gas job. There's an amazing American fridge/freezer too. A separate laundry room and handy wc complete the floor. To the rear you find a wall of tri-fold glass doors opening rear to the paved patio. From here you find a noticeably generous garden - over 70ft from tip to toe!

Upward bound you find the first return supplies a handy family bathroom with cool grey tiling, recessed walk-in shower, contemporary free standing bath and matching suite. Bedroom one, currently used as a study faces rear over the garden. Double doors open to a Juliette balcony from whence you can preside over your expansive greenery. Upward to the first floor you find a handsomely proportioned double fronting the building with a lovely streetscape through two large sash windows. A dainty feature fireplace is flanked by floor to ceiling bespoke wardrobes.

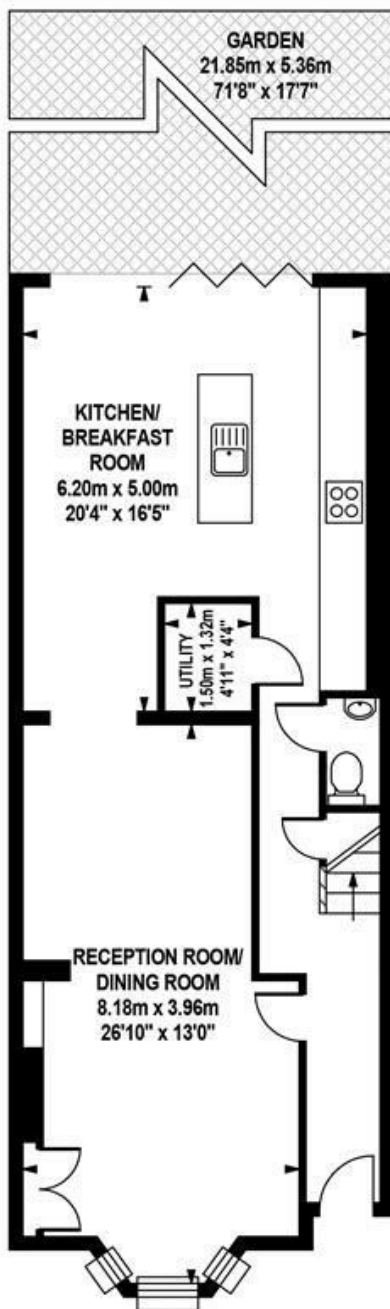
Bedroom three, another nicely sized double, has garden views and more bespoke storage. Upward to the second return you meet another gorgeous rear-facing double bedroom with garden views and fitted storage. A pretty shower room sits next door. The last upward jaunt rewards your efforts with a fabulous top floor master bedroom with Juliette balcony and adjoining en suite shower room.

The area is simply awash with social endeavours. The much loved East Dulwich Tavern offers friendly beers and summer fun. The Palmerston and Franklins are great for some classy nosh and with the new Eric's bakery a stone's throw away you'll be sure to be first in line. William Rose butcher is widely loved and we often visit the Moxon's fishmongers. A great selection of curry houses and some fab little cafes to meet your mates. There's an M&S both near East Dulwich station and on Lordship Lane and the East Dulwich Picture House is a fine spot for some flicks. Peckham supplies a flood more social attractions and culinary delights. We love Ganapati and the Begging Bowl in wonderful Bellenden Village.

Tenure: Freehold

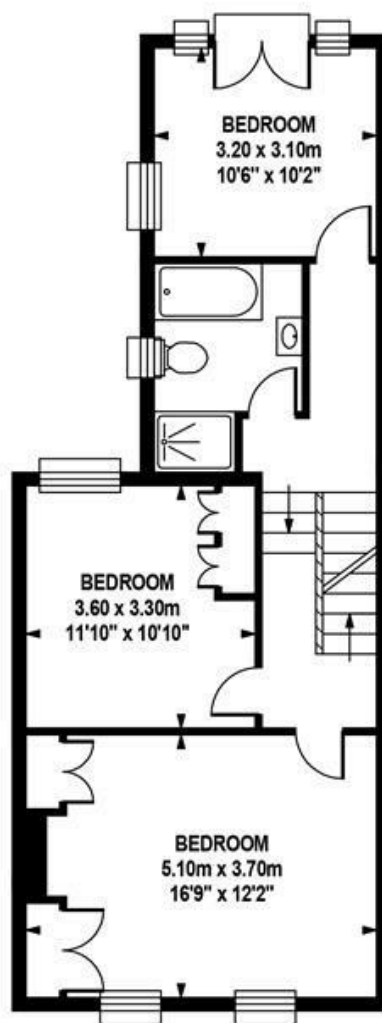
Council Tax Band: E

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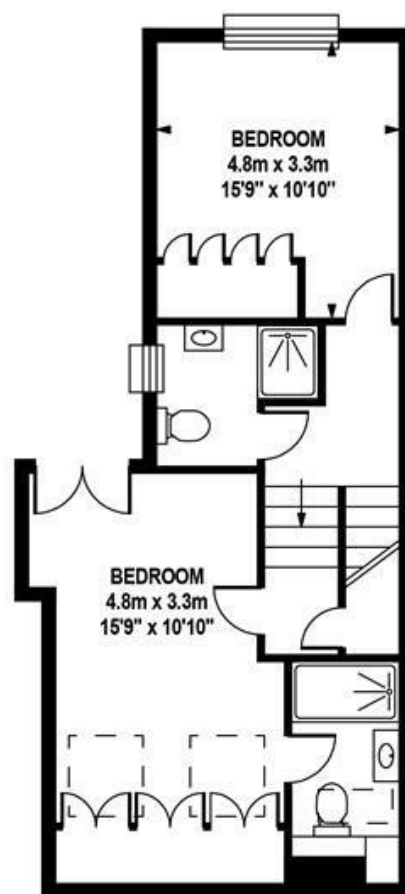
**GROUND FLOOR**

Approximate Internal Area :-  
74 sq m / 797 sq ft



**FIRST FLOOR**

Approximate Internal Area :-  
61 sq m / 657 sq ft



**SECOND FLOOR**


Approximate Internal Area :-  
55 sq m / 592 sq ft


**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 190 sq m / 2045 sq ft  
Measurements for guidance only / not to scale

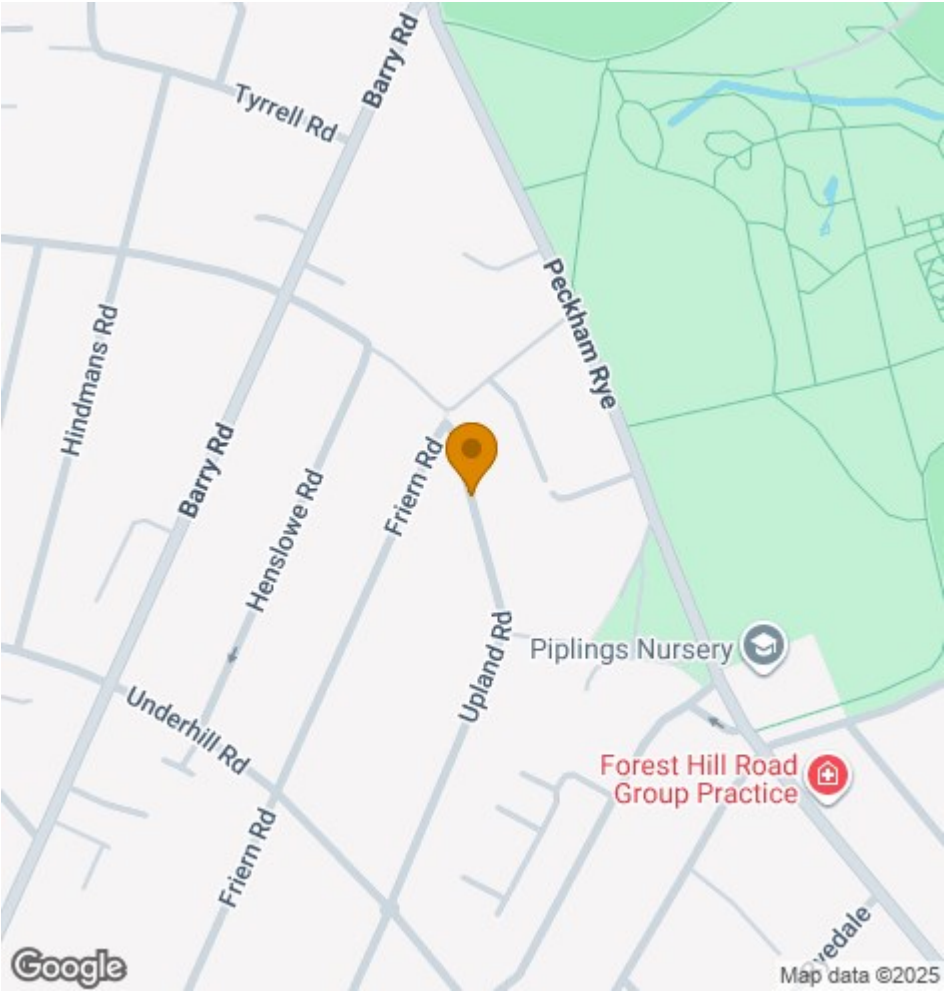


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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