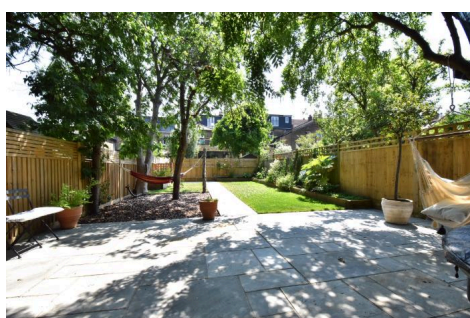


328b, Upland Road , SE22 0DP · 2 bedroom Flat

£760,000



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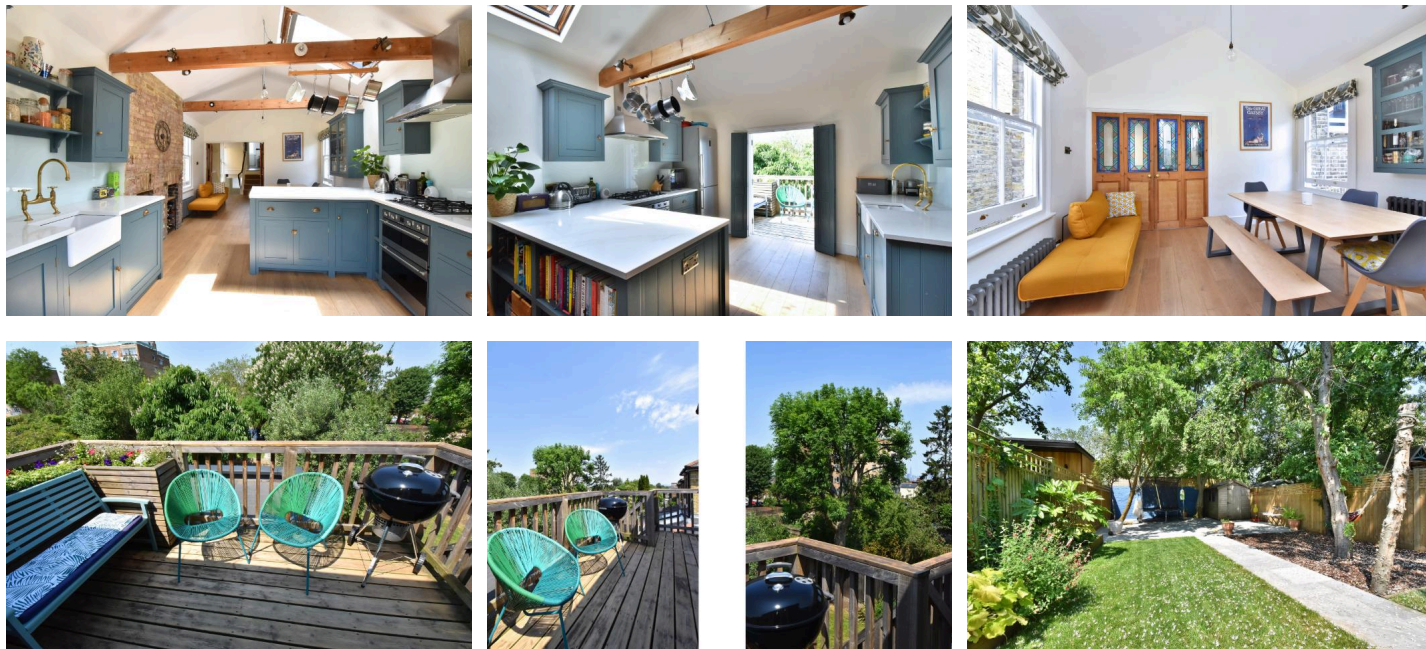
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328b, Upland Road , SE22 ODP · 2 bedroom Flat

£760,000



Property description

Offering an abundance of character and charm, this beautifully presented 2/3 double bedroom split-level flat sits across the first and second floor of a handsome Victorian semi-detached house on a popular tree-lined street just off Lordship Lane.

The property benefits from direct access to its own private terrace and a large private 52' (15.85m) garden that has been stunningly landscaped by the current owners.

The property occupies the whole of the first and second floor with the entrance on the ground floor. It also benefits from a SHARE OF FREEHOLD, a designated parking space, side return access from the street and offers 1135 sqft (105.4 sqm) of stylish renovated internal floor space.

The house has great kerb appeal with typical Victorian features such as sash bay windows surrounded with detailed masonry set on the exposed brick façade. The house is set back from the street by the front driveway, with the entrance to the property through a large doorway that leads to a well-maintained communal entrance hall.

The entrance hall has space for hanging coats and is well-lit by a large sash window to the side. Steps lead up to a generous first floor landing, clad in engineered oak wooden floors that are featured throughout the property along with lovely cast iron radiators.



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The landing offers access to all the first-floor rooms and the staircase continues up to the second-floor converted loft.

Occupying the whole rear of the house, a spectacular open plan kitchen and dining area lies through characterful bi-fold stained glass doors. It provides plenty of wow factor for family time or entertaining guests. There is a vast feeling of space in this room, thanks to the vaulted ceilings with distinctive exposed beams and an abundance of natural light from sash windows on both sides of the dining area, a huge skylight over the breakfast bar and French doors at the end of the room that lead to the terrace/garden.

The kitchen has a classy, classic and contemporary feel with no expense spared with regards to materials used - it is a deVOL shaker kitchen in Clerkenwell Blue which contrasts beautifully against the white marble effect worktop and breakfast bar. This is all set off against the flooring of engineered oak flooring and an exposed brick double chimney breast.

Walk through the rear French doors to a lovely raised roof terrace that sits among the treetops. The views from here are spectacular (Westminster Abbey, the Shard and Olympic Park) and with a westerly aspect it catches the afternoon and evening sunshine. Perfect for a cold glass of something after a long day at work.

The terrace has a gate that opens to steps that lead down to the private and professionally landscaped garden which offers a huge amount of beautifully manicured outside space, 52' x 22' (15.85m x 6.71m). The garden offers a well-maintained lawn, bordered by raised beds of sleepers full of an array of plants and shrubs. A natural stone pathway leads through the middle to the rear part of the garden that has a large patio area covered by a veil of trees which is designed for entertaining and relaxing. The garden offers real sense of tranquillity and maintains a significant amount of privacy by not being overlooked.

Back inside the property, there is a large front reception room that boasts high ceilings with cornicing, a feature fireplace with built in cupboards/shelving in the alcoves, a cast iron radiator that sit beneath two large sash windows that are furnished with plantation shutters which fill the room with natural light. This room could easily be converted into a third double bedroom if required as the kitchen dining room is large enough to use as a lounge.

Adjacent is the family bathroom which is well proportioned allowing enough space for a large bathtub with a shower above which is fully tiled and accompanied by a toilet and handwash basin. The floors are tiled in grey, there is heated towel rail and a frosted sash window to allow for natural light and ventilation.

In the middle of the first floor is a large double bedroom that has high ceilings, carpeted flooring, a fitted cupboard in one of the alcoves of the chimney breast, a feature fireplace and a rear facing window.



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Upstairs the loft has been converted to create a lovely main bedroom suite which offers very generous proportions. There is plenty of natural light from two large skylights at the front and a Juliette balcony to the rear. There is also a large storage space under the eaves, a fitted cupboard and en-suite shower room.

The luxurious en-suite shower room is stylishly decorated with grey floor tiles and white mosaic tiles in the shower. There is a glass enclosed walk-in shower, a contemporary style toilet and a sink with vanity cupboard. A double-glazed window offers natural light and ventilation.

Upland Road is situated within easy reach of both East Dulwich (for trains to London Bridge) and Peckham Rye stations (for Zone 2 trains to London Bridge, Victoria and Overground links to Clapham Junction, Canada Water, Shoreditch, Hoxton, Highbury & Islington and Dalston Junction). Buses run from Forest Hill Road or Lordship Lane to the City and the West End. Peckham Rye Park and Dulwich Park are both a short stroll away. The Lordship Pub is a popular local, and along Lordship Lane you will find everything you could wish from a high street. The fantastic selection of independent shops, delis, great pubs, cafes, restaurants, the popular Northcross market and the independent Picturehouse Cinema ensure that East Dulwich is as popular and vibrant as ever. Goodrich Primary is moments away, Heber Primary and St Anthony's Catholic Primary are all local, as are Charter East Dulwich and Harris Boys' and Harris Girls' Academy East Dulwich for secondary school options. The private schools of Dulwich College, Alleyn's School and JAGS are also close by..

Property features

- Beautifully presented 2/3 double bedroom, split level flat in a handsome Victorian conversion
- Direct access to a private roof terrace and a large private 52' (15.85m) landscaped garden
- SHARE OF FREEHOLD
- Designated parking space on the driveway with side return access
- 1135 sqft (105.4 sqm) of stylish renovated internal floor space
- Spectacular open plan kitchen and dining area
- Large front reception room
- Generous converted loft with en-suite
- East Dulwich (London Bridge) and Peckham Rye stations Zone 2 trains to London Bridge and Overground
- Close to amenities on Lordship Lane, Dulwich park and plenty of highly rated schools



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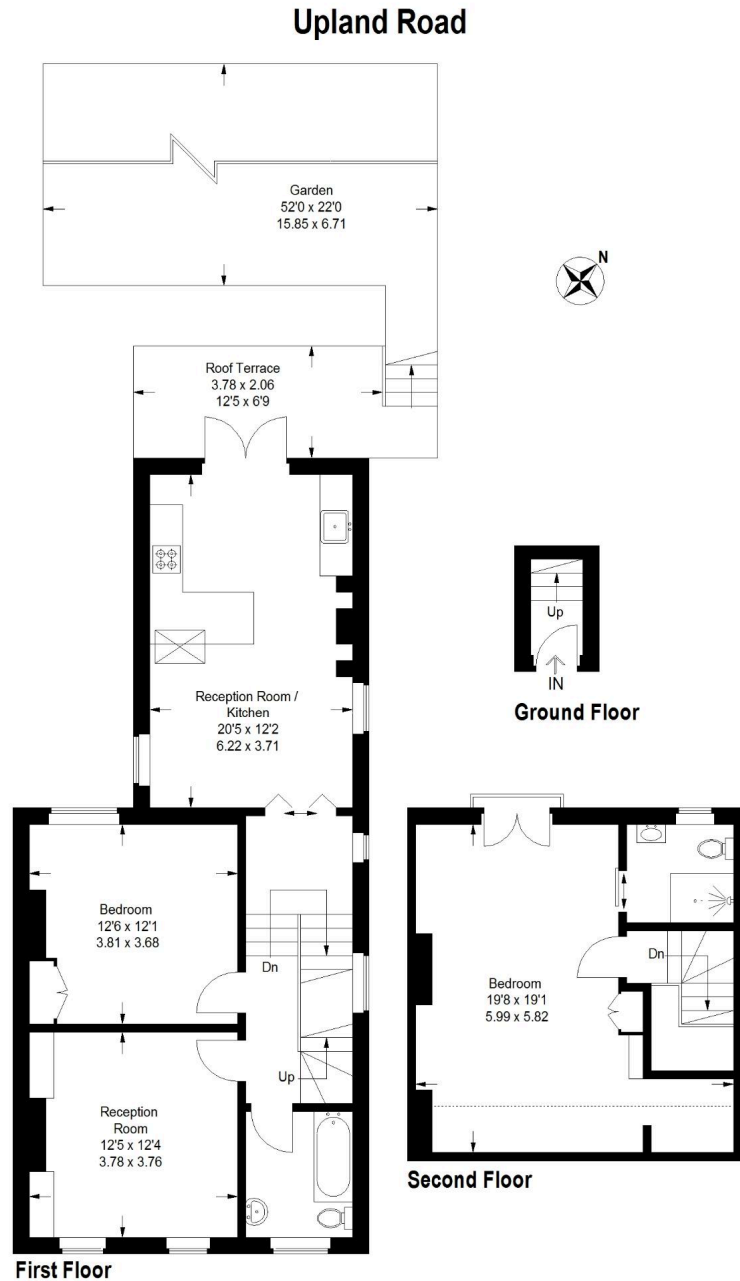
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= Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area
1135 sq ft / 105.4 sq m

Illustration for identification purposes only,
measurements are approximate.
Drawn for Pickwick Estates.



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