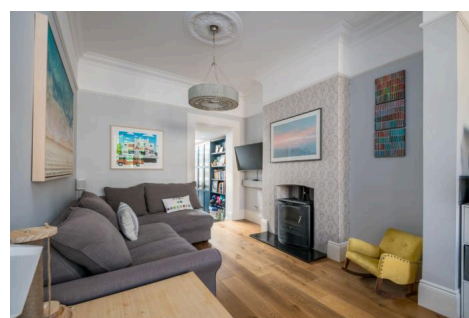
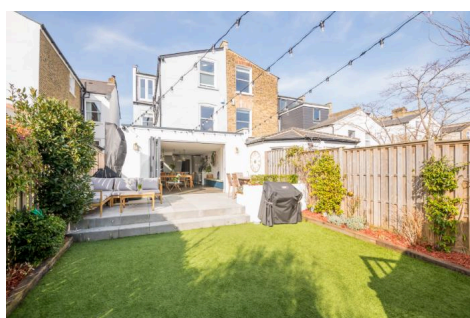


133, Upland Road , SE22 0DF · 5 bedroom House

£1,900,000



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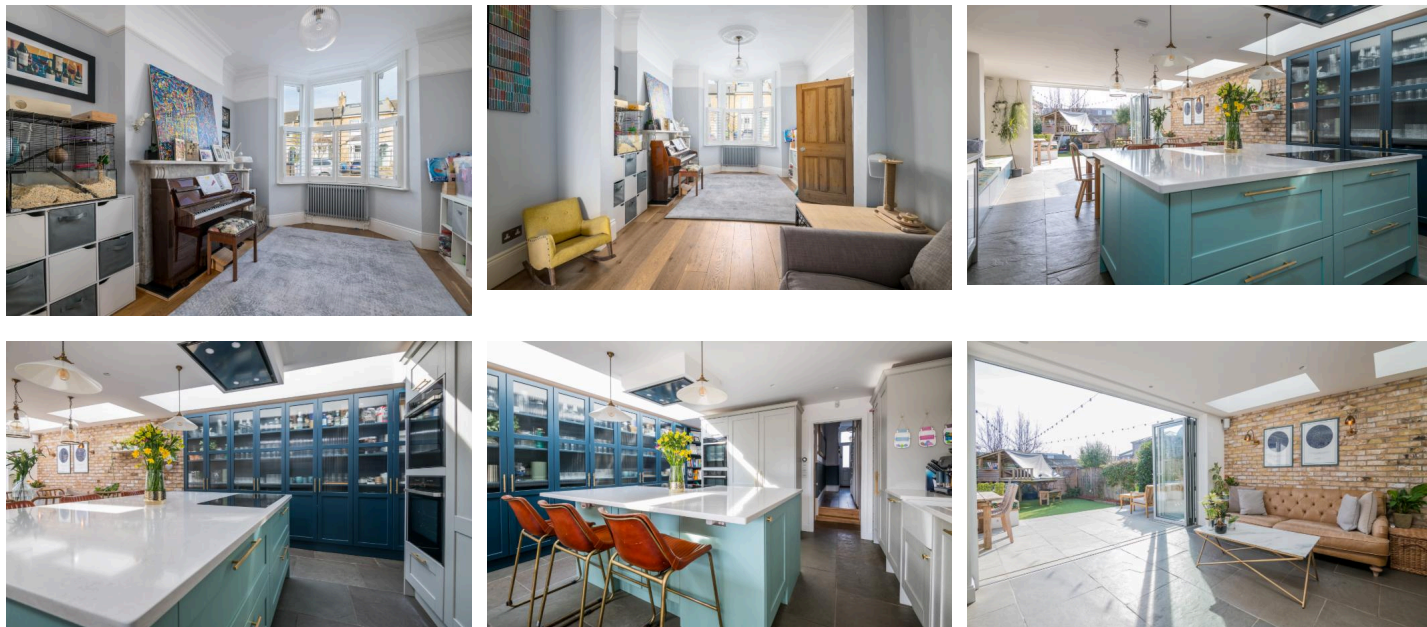
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Property description

CONTRACTS EXCHANGED! Stunning Five-Bedroom Victorian Home with Contemporary Elegance & Smart Technology

This exquisite five-bedroom Victorian semi-detached family home blends period charm with contemporary style, offering a high-spec finish throughout. Located on the peaceful cul-de-sac end of sought-after Upland Road, this turn-key-ready home features off-street parking, side return access, and a beautifully landscaped 50ft south-facing garden.

Thoughtfully extended and renovated, it boasts a stunning open-plan kitchen/dining/reception space, spacious bedrooms, elegant bathrooms, and generous living areas, making it the perfect home for modern family living.

Seamlessly integrating modern technology for convenience and comfort, the home includes a state-of-the-art fingerprint keypad entry system, built-in Sonos speakers downstairs, a water softener, smart Nest heating controls, a fully automated garden irrigation system, a Quooker boiling water tap, a smart app-controlled home alarm system, and the latest smart color CCTV system for enhanced security.

Exceptional Kerb Appeal & Grand Entrance



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The home's Victorian façade has been meticulously restored, sandblasted and repointed to enhance its original beauty. A charming tiled pathway leads past the private driveway to an ornate porch, which frames a secure, fingerprint keypad entry door. Inside, a wide entrance hall welcomes you, housing a guest WC, a utility cupboard with space for a washing machine and dryer, and a handy understairs storage cupboard.

Elegant Living Spaces

At the front of the house, a sophisticated double reception room retains its period character, featuring high ceilings with intricate cornicing, beautiful wood flooring, and a large bay sash window dressed with plantation shutters. The space is perfect for both relaxation and entertaining, with ample room for a formal sitting area and a secondary lounge or playroom.

Breathtaking Open-Plan Kitchen & Dining Area

The rear of the property has been transformed with a spectacular extension, creating an impressive 28ft (8.6m) open-plan kitchen, dining, and living space. The entire area is clad in stylish stone tiles with underfloor heating, ensuring a seamless transition between indoor and outdoor living.

The bespoke shaker-style kitchen offers abundant storage, including floor-to-ceiling cabinetry illuminated by a large overhead skylight. A sleek quartz-topped island provides additional storage, a breakfast bar with seating, and discreet under-counter plug sockets with USB points. Fully integrated appliances include a high-level oven, microwave, dishwasher, and a separate fridge and freezer. A butler sink and flush ceiling-mounted extractor add to the kitchen's elegant functionality, while stylish pendant lighting enhances the ambiance.

The built-in Sonos sound system on the ground floor ensures high-quality audio throughout the space, making it perfect for entertaining.

The dining and lounge area benefits from an exposed brick feature wall, a series of skylights that flood the space with natural light, and striking floor-to-ceiling bi-fold doors. These doors open directly onto a sun-drenched patio, creating a perfect setting for indoor-outdoor entertaining.

Beautifully Landscaped South-Facing Garden with Smart Features

The 50ft garden is a true extension of the home, offering a peaceful retreat with a suntrap patio ideal for summer BBQs and al fresco dining. A few steps lead down to a lush astroturf lawn, bordered by mature plants and shrubs, providing a low-maintenance yet picturesque outdoor space.



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Adding to its appeal, the garden is fully equipped with built-in lighting, electrics, and an automated irrigation system, ensuring effortless maintenance and a beautifully illuminated space in the evenings.

Spacious First-Floor Bedrooms & Family Bathroom

The first floor hosts three well-proportioned double bedrooms, each with bespoke fitted wardrobes and recently installed carpets. The front bedroom spans the full width of the house, boasting high ceilings and dual sash windows that fill the space with natural light. The two rear-facing bedrooms enjoy tranquil views over the garden.

A stylish family bathroom sits centrally on this floor, featuring classic white metro tiles, a bathtub with an overhead shower, a contemporary vanity unit, and a frosted window for natural light and privacy.

Luxury Master Suite with Smart Design

Occupying the second floor, the master suite is a beautifully designed retreat. Dark-stained parquet flooring adds warmth and sophistication, while two large skylights (fitted with blackout blinds) allow for stargazing at night. A frosted glass wall separates the luxurious en-suite, which includes a walk-in shower, dual sinks with brass fittings, and underfloor heating. Sliding frosted doors reveal a bespoke his-and-hers dressing room, offering extensive storage with hanging rails, drawers, and shelving.

The smart Nest heating system provides full control over the home's climate, ensuring comfort and energy efficiency.

Versatile Loft Conversion with En-Suite

The top floor hosts a spacious fifth bedroom, ideal as a guest suite, home office, or additional master bedroom. Velux windows and a Juliette balcony in the rear dormer provide far-reaching views over the rooftops. Built-in wardrobes and additional eaves storage ensure practicality, while the modern en-suite shower room—featuring a walk-in shower, vanity unit, and skylight—adds a touch of luxury.

Prime Location & Excellent Transport Links

Nestled in a quiet yet highly desirable residential pocket, this home is just a short stroll from the green open spaces of Peckham Rye Park and the vibrant shops, cafés, and restaurants of Lordship Lane. The area is well-connected, with East Dulwich station offering direct links to central London, and numerous bus routes providing easy access to the city and beyond.



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Families will appreciate the outstanding local schools, including Dulwich Hamlet, Dulwich Village Infants, Heber Primary, Harris Primary, and Goodrich Primary—all within easy reach.

A Dream Family Home with Smart Features in an Exceptional Location

With its seamless blend of period charm and contemporary design, generous proportions, high-end finishes, and cutting-edge smart home features, this property offers the perfect balance of style, comfort, and convenience. A rare opportunity to acquire a truly exceptional home in one of East Dulwich's most sought-after locations.

Property features

- Exquisite turn key ready, 5 double bedroom, semi-detached Victorian family home
- Ideally located on the quiet cul de sac part of this popular residential street in the heart of ED
- Stunning open plan kitchen dining reception room, perfect for entertaining!
- Beautifully landscaped SOUTH EAST facing rear garden
- Offering over 2000 sq ft of high spec interior decoration
- Off street parking and built in CCTV
- 3 bathrooms (two en-suite shower rooms)
- Double glazed and well insulated throughout
- Close to the amenities of Lordship Lane, North Cross Road and Peckham Rye
- Good transportation links at East Dulwich station, Honor Oak Park and buses on Peckham Rye



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GROUND FLOOR
APPROX. FLOOR
AREA 82.08 SQ.M.
(884 SQ.FT.)

FIRST FLOOR
APPROX. FLOOR
AREA 57.93 SQ.M.
(624 SQ.FT.)



SECOND FLOOR
APPROX. FLOOR
AREA 46.77 SQ.M.
(503 SQ.FT.)

SITE PLAN

TOTAL APPROX. FLOOR AREA 186.78 SQ.M. (2011 SQ.FT.)



Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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