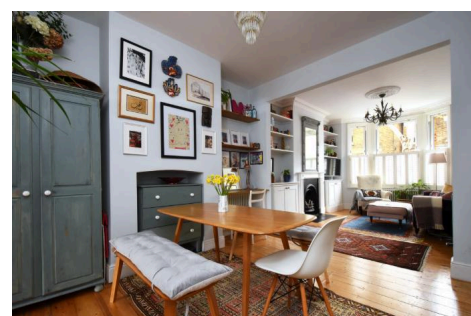
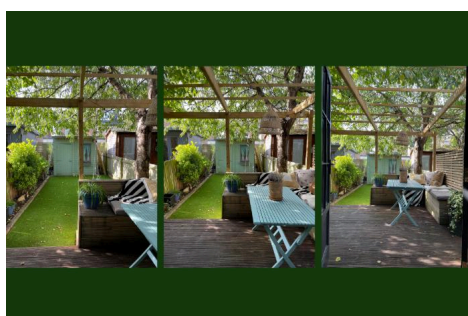


187a, Landells Road , SE22 9PN · 2 bedroom House

£799,995



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

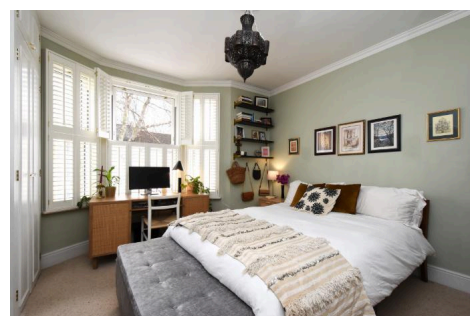
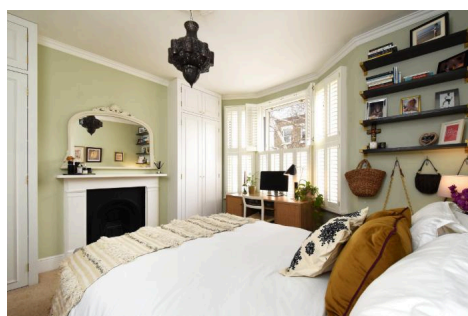
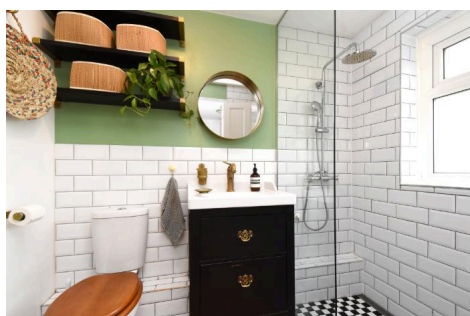
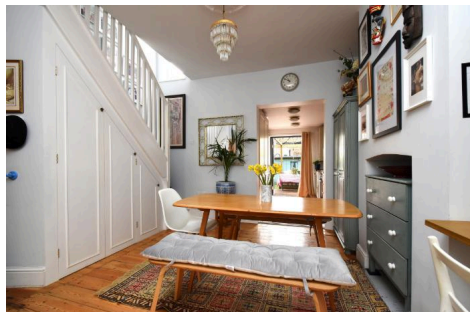
[pickwickestates.co.uk](http://pickwickestates.co.uk) · Reg No 7444750 · Registered in England

View this property online: [pickwickestates.com/detail/4538/SE229PN\\_landells-road.htm](http://pickwickestates.com/detail/4538/SE229PN_landells-road.htm)

*These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.*

187a, Landells Road , SE22 9PN · 2 bedroom House

£799,995



## Property description

CHAIN FREE SALE! A charming two double bedroom Victorian half house with a beautifully landscaped southwest facing rear garden! Leasehold with over 700 years, no service charges and no ground rent. Located on this quiet residential street a short walk from Lordship Lane and Dulwich Park.

This charming period house has an imposing exposed brick facade with sash bay windows, double glazing throughout and detailed masonry, set back from the street by a neatly maintained, walled front garden.

The ground floor has a double reception room that is nicely decorated, offering comfortable, light and airy living space that benefits from high ceilings with cornicing and exposed wooden floorboards underfoot. The cosy front lounge has a feature fireplace with built in cupboards in the alcoves and a large bay window that is furnished with plantation shutters.

The rear reception area works well as a dining area with enough space for a dining table with chairs and sits conveniently next to the kitchen. From here there is a staircase that leads up to the first floor and there are good, fitted storage cupboards beneath.

A widened doorway leads on to the kitchen, which has been sympathetically modernised in a classic style. There are plenty of kitchen units with brass fittings, integrated appliances, solid wooden worktops, white metro tiled splash back and a butler sink with a brass tap. French doors offer direct access to the rear garden.



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

[pickwickestates.co.uk](http://pickwickestates.co.uk) · Reg No 7444750 · Registered in England

View this property online: [pickwickestates.com/detail/4538/SE229PN\\_landells-road.htm](http://pickwickestates.com/detail/4538/SE229PN_landells-road.htm)

*These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.*

187a, Landells Road , SE22 9PN · 2 bedroom House

£799,995

To the rear of the house is a stylish shower room with metro tiled walls, black and white floor tiles, a wash hand basin with brass fittings and a vanity unit below that is accompanied by a toilet and a walk-in shower enclosure with rainfall shower head. A frosted window offers natural light and ventilation.

The manicured rear garden is a sun trap thanks to the south westerly facing aspect. It has a deck patio closest to the house with a raised seating bench and a pergola frame above, a perfect spot for morning coffee or afternoon drinks. The rest of the garden has an astro turf lawn bordered by mature shrubs and plants. The garden also has a shed at the bottom of the garden and a mature cherry blossom that provides a spectacle display in the spring, then privacy and shade in the summer months.

Upstairs are the two double bedrooms. The master bedroom is at the front of the house and benefits from carpeted flooring, floor to ceiling fitted wardrobes in the alcove of the original feature fireplace and a lovely bay sash window that is furnished with plantation shutters.

The 2nd bedroom is adjacent, currently set up as a child's bedroom. The floors are carpeted and there is double glazed a sash window that looks out to the garden.

The loft offers a handy storage space but also has the potential to convert to create an additional bedroom and bathroom (STPP and a precedent that has been set by neighbouring properties locally).

Landells Road is ideally located for local amenities of East Dulwich, including shops, bars and restaurants on Lordship Lane and Peckham Rye, plus some of the best schools are within walking distance. Fantastic transport links to central London including East Dulwich, Peckham Rye and Forest Hill stations and plenty of choices on the buses. Dulwich Park and the amenities of Dulwich Village are also just a short stroll away.



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

[pickwickestates.co.uk](http://pickwickestates.co.uk) · Reg No 7444750 · Registered in England

View this property online: [pickwickestates.com/detail/4538/SE229PN\\_landells-road.htm](http://pickwickestates.com/detail/4538/SE229PN_landells-road.htm)

*These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.*



187a, Landells Road , SE22 9PN · 2 bedroom House

£799,995

## Property features

- A charming two double bedroom Victorian Leasehold half house
- Beautifully landscaped Southwest facing rear garden
- Period features, character and charm, double glazed throughout
- Double reception room with feature fireplace and a bay window with plantation shutters
- Leasehold with 700+ years, no ground rent or service charges
- Fully integrated kitchen
- Stylish shower room
- Loft space that can be converted (Subject to planning consent)
- Close to the amenities of Lordship Lane and Dulwich Park
- Close to stations and buses, Peckham Rye, East Dulwich and Forest Hill



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

[pickwickestates.co.uk](http://pickwickestates.co.uk) · Reg No 7444750 · Registered in England

View this property online: [pickwickestates.com/detail/4538/SE229PN\\_landells-road.htm](http://pickwickestates.com/detail/4538/SE229PN_landells-road.htm)

*These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.*



187a, Landells Road , SE22 9PN · 2 bedroom House

£799,995

## Landells Road

Approximate Gross Internal Area  
67.8 sq m / 730 sq ft

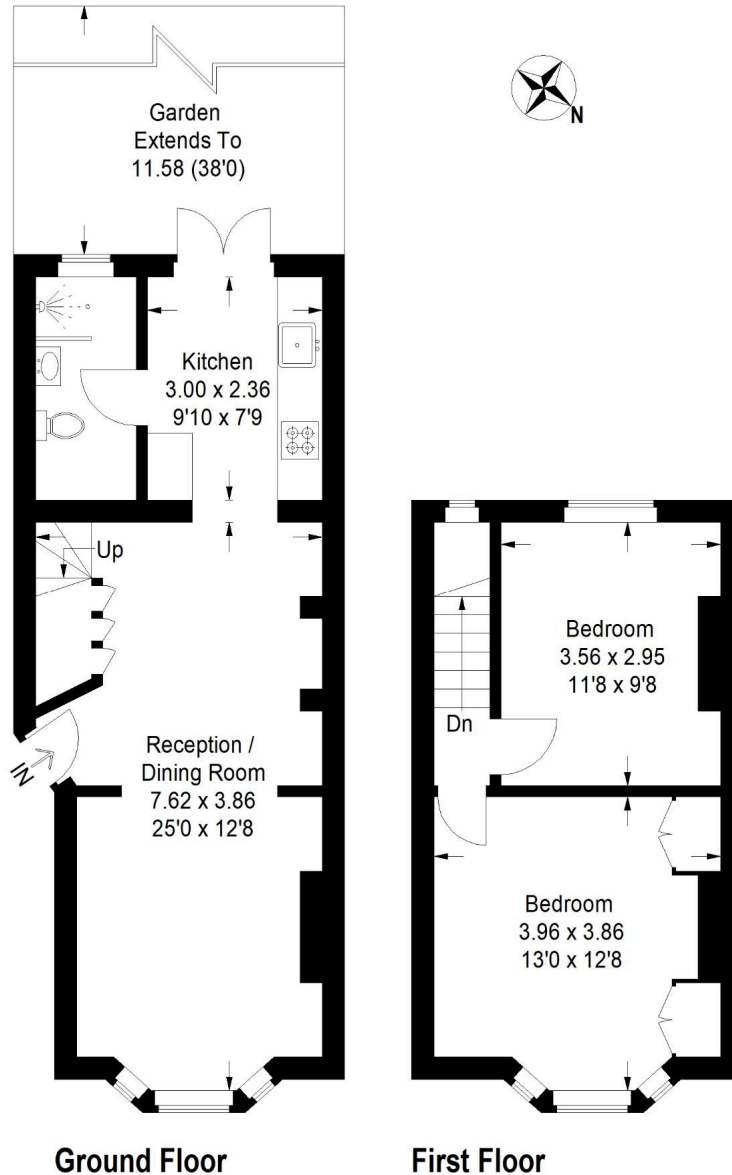


Illustration for identification purposes only,  
measurements are approximate.  
Drawn for Pickwick Estates.



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

[pickwickestates.co.uk](http://pickwickestates.co.uk) · Reg No 7444750 · Registered in England

View this property online: [pickwickestates.com/detail/4538/SE229PN\\_landells-road.htm](http://pickwickestates.com/detail/4538/SE229PN_landells-road.htm)

*These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.*