

MUNDAY'S

Upland Road, East Dulwich

£1,550,000



Offers in excess of £1,550,000.

Substantial bay-fronted Victorian semi situated just a couple of minutes from Peckham Rye Park and Common's 113 acres, by Piermont Green.

The house hosts four proper double bedrooms and two bathrooms (one bathroom/one shower room) plus a guest w.c. Vistas over gardens toward the park are delightful from the upstairs rooms at the rear of the house. A wonderful, well-established, east-facing garden of over 40 feet completes the offering.

If you want/need even more space looking ahead, you'll be pleased to hear there is approved PP in place for an architect-designed zinc clad loft extension; providing an additional bedroom and en-suite bathroom, looking out to park views.

Your new handsome house is set on a quiet and oft-requested, tree-lined residential no-through road. It places you winning-at-life close to open green spaces Lordship Lane and North Cross Road and to

Munday's Estate Agents Ltd.
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Peckham Rye Station. Both stations are

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Upland Road SE22



Basement = 70 sq ft

Ground Floor = 724 sq ft

First Floor = 601 sq ft

Second Floor = 216 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 724 sq ft / 67.26 sq m
 FIRST FLOOR = 601 sq ft / 55.83 sq m
 SECOND FLOOR = 216 sq ft / 20.06 sq m
 BASEMENT = 70 sq ft / 7.33 sq m
 TOTAL (EXCLUDING BASEMENT) = 1541 sq ft / 143.15 sq m
 TOTAL (INCLUDING BASEMENT) = 1611 sq ft / 150.48 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

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