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Contact us on 020 7737 8047

Upland Road, London, SE22

£475,000

Leasehold

A lovely and spacious one double bedroom period garden flat in a central East Dulwich location



One bedroom

Chain Free

Private 40' garden

579 sq.ft

This charming, one double bedroom apartment is to be found on Upland Road close to the junction with Underhill Road. It occupies the whole of the ground floor of a Victorian house and boasts spacious and bright accommodation and a large private rear garden .

The apartment has been completely refurbished and sympathetically updated by the current owners with period style radiators and double glazing fitted throughout, a new boiler installed and the electrics fully updated.

The property is roughly equidistant (about a ten minute stroll) from both Peckham Rye Park and Lordship Lane. So, within easy striking distance, you can pick and choose from the many restaurants on this very foodie oriented stretch of south east London high street, drop in for a drink in one of the excellent pubs or bars or pick up fresh produce from the weekly North Cross Road market or the increasing number of independent food retailers. Even closer to home Barry Road provides a number of small shops for daily needs and the Clockhouse pub, with its views of the Rye, for a quick drink or some well regarded pub food.

### Local Transport

#### **East Dulwich**

Approx. 0.8 miles away  
Destinations: **London Bridge** or short bus ride from numerous local bus routes.

#### **Peckham Rye**

Approx. Short bus ride  
Destinations: **London Bridge, London Victoria, Clapham Junction, Blackfriars, City Thameslink, Kings Cross and Canada Water** (for connection to **Canary Wharf**)

#### **12, 197 & P13**

Approx. 50 metres away  
Destinations: **Peckham Rye, Trafalgar Square and Oxford Circus.**

#### **40,63,176,185 & 363**

Approx. 650 metres away  
Destinations: **Elephant & Castle, The City, Kings Cross, Blackfriars, Farringdon, Waterloo, Vauxhall and Victoria.**

East Dulwich railway station (which provides direct services into London Bridge (c.13 mins)) is less than a mile from the property and Peckham Rye Station is a short bus ride, or manageable walk, away. From there you will find additional direct trains to London Bridge, Victoria, Blackfriars and St. Pancras stations and access to the London Overground with its connections to Canary Wharf via the Jubilee line (c.17mins). Frequent bus services are also available within a five minute walk, which can take you to central London, Victoria, Waterloo and The City.



You approach the property through the front garden and enter into the communal hallway. From here you will find the door to the apartment on your left. Upon entering the apartment you find yourself in the hallway with its wooden floor, which extends throughout the entire apartment. Directly in front of you is the reception room. This is an extremely spacious and bright room with a wide bay looking out onto Upland Road. This lovely room has a period cast iron fireplace with marble surround and there is fitted shelving to one of the chimneybreast recesses.



Adjacent to the reception room is the bedroom. This is a comfortable double room with a sash window looking out onto the side return of the property and the garden beyond.

Returning to the hallway and continuing towards the rear of the property, you pass, on your right, the door down into the cellar space, which provides lots of useful and dry storage. Opposite the cellar is the entrance to the bathroom. This is fitted with a white three-piece suite comprising low-level WC, bath with over bath shower with rainfall showerhead and hand basin with built-in vanity unit. There are slate effect tiles to the floor and the bathroom also benefits from a heated towel rail.



Finally at the rear of the apartment you will find the kitchen diner. This is again a bright and spacious room with windows to two aspects. The kitchen is fitted with a range of white high-gloss units with a wood effect work surface. There is an integrated oven, hob and washing machine with space for a freestanding fridge. The kitchen also benefits from some original built-in storage and a large corner storage cupboard, which also houses the central heating boiler. From the kitchen two casement windows look out to the side return and a half glazed door leads out at the rear onto the garden.



Externally this lovely apartment benefits from both a private front garden and an impressive private 40' rear garden, two sides of which are walled. The rear garden comprises a wide side return (which STPP would provide scope to further extend the footprint of this property) and the main rear garden, which has both a large paved patio area as you leave the kitchen (the perfect spot for a barbecue during the warmer months) and a large lawned area with a bed to one side.

This lovely apartment is bright and airy and neutrally decorated throughout. It is conveniently located for a range of local amenities and comes with generous amounts of private outdoor space, which offers (STPP) scope to further extend the footprint. Your early viewing is recommended.



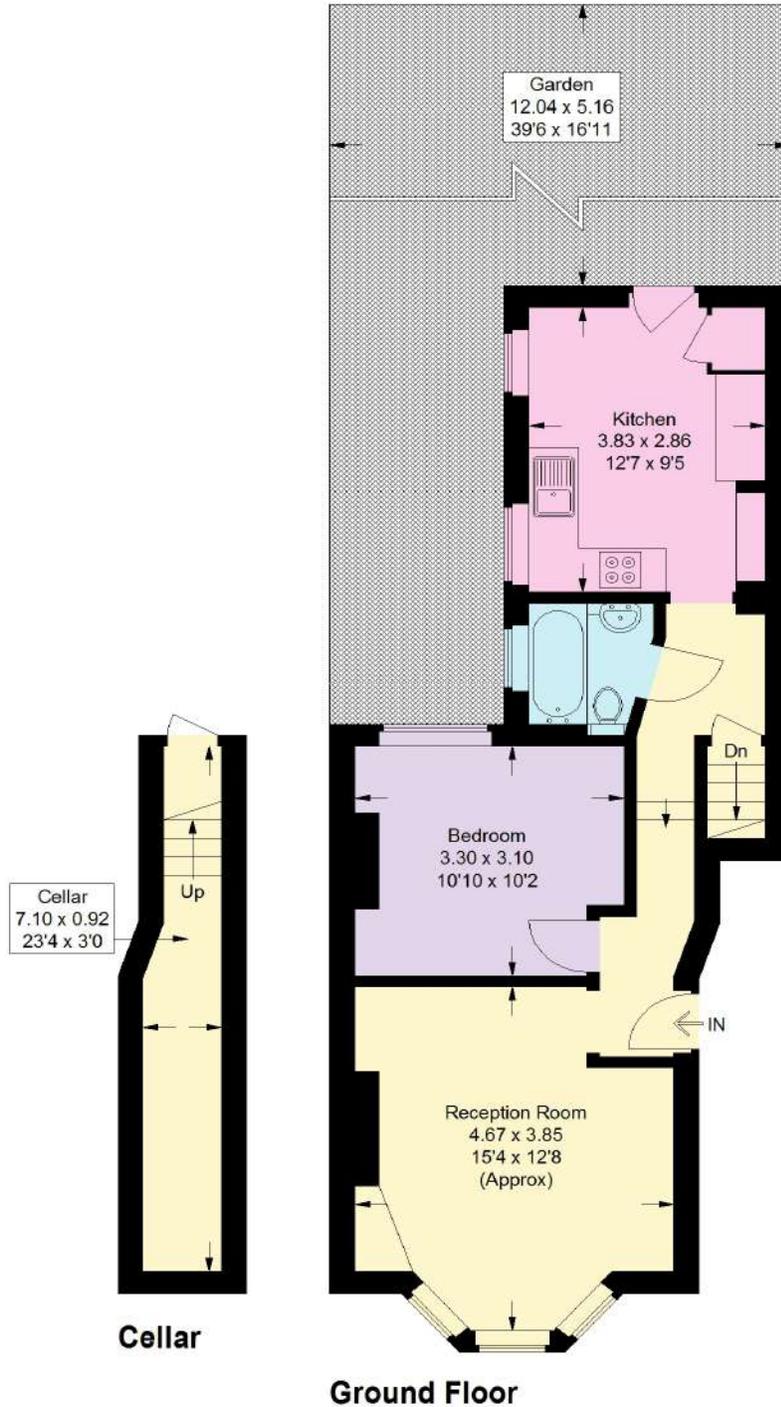
# Upland Road SE22

Approximate Gross Internal Area

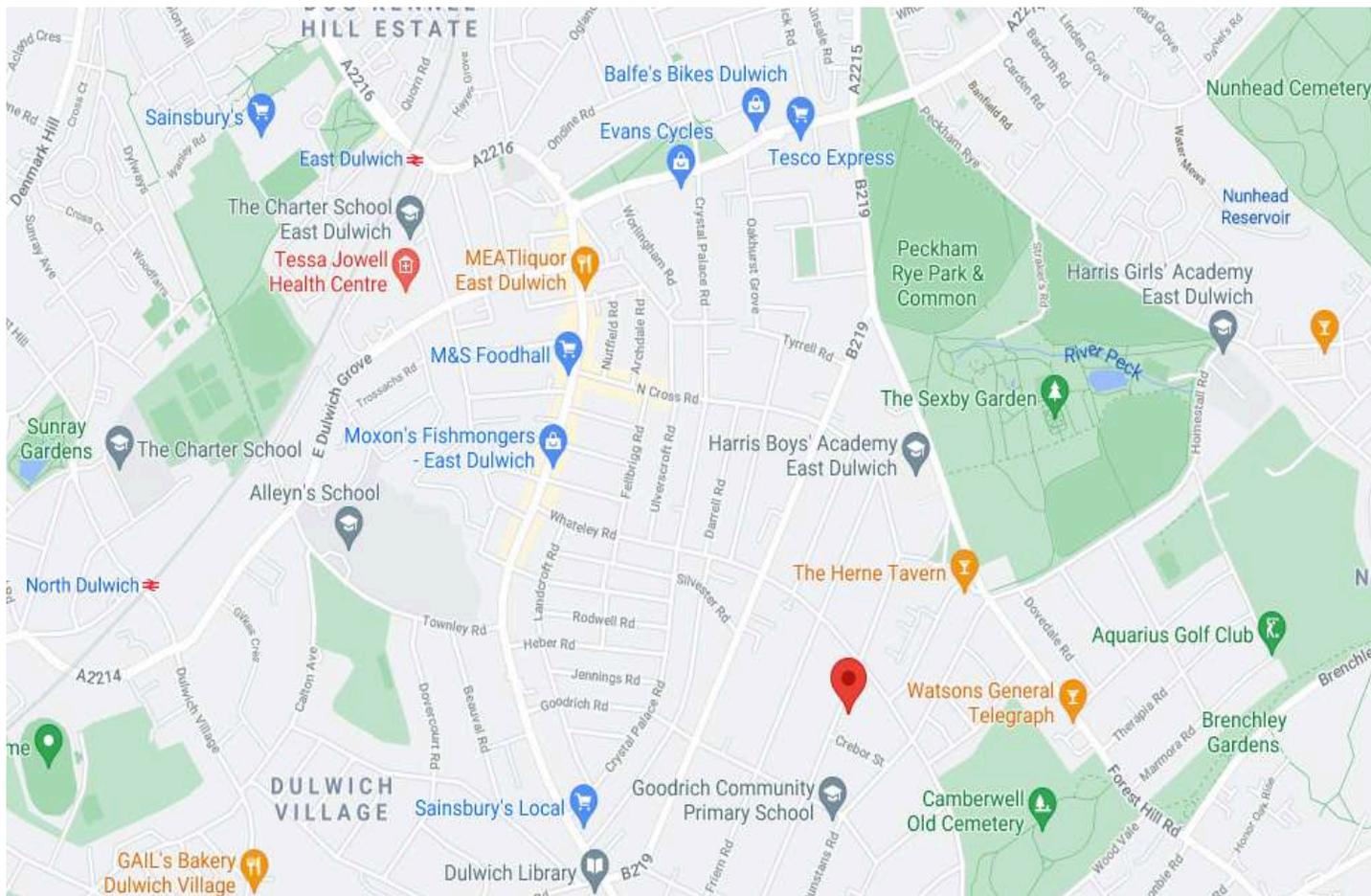
Cellar = 6.1 sq m / 66 sq ft

Ground Floor = 47.7 sq m / 513 sq ft

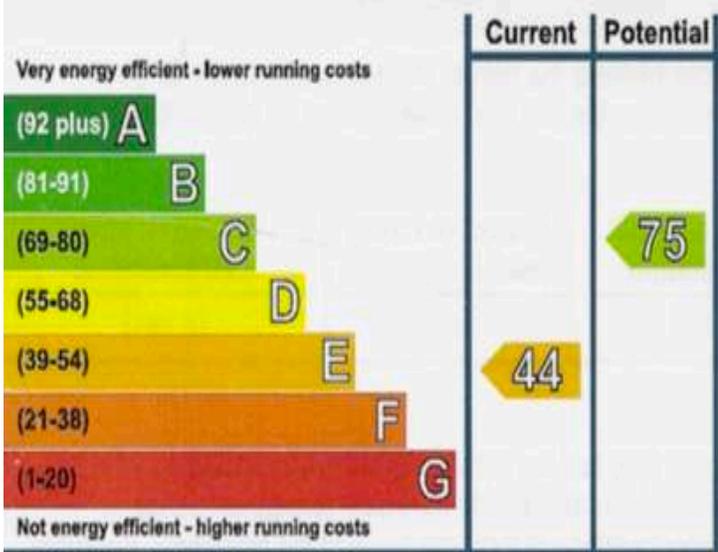
Total = 53.8 sq m / 579 sq ft



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. (ID754064)



## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

To arrange a viewing of this property please call us on 020 7737 8047 or visit [www.no-flies.co.uk](http://www.no-flies.co.uk) for further details.

Viewing strictly by appointment only with No-Flies.