



Upland Road, SE22 | £1,300,000

02087028222

eastdulwich@pedderproperty.com

pedder
We live local



In General

- Four bedrooms
- Two bathrooms
- Over 2,150 Sq Ft
- Excellent condition throughout
- Desirable, residential road
- Chain free

In Detail

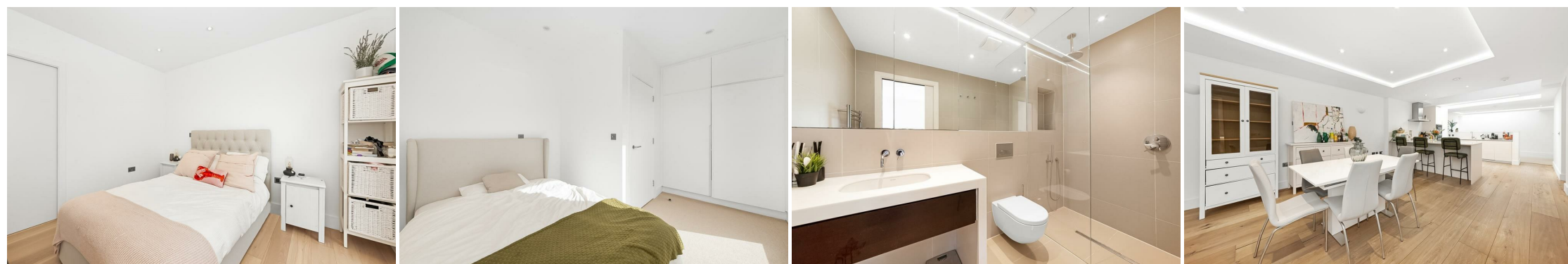
CHAIN FREE – Stunning, spacious and beautifully bright modern house enviably located in the heart of East Dulwich.

Peel Terrace, Upland Road offers easy access into The City and West End from East Dulwich station (0.6 miles) and Peckham Rye station (1.1 miles) as well as the bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Denmark Hill. There are a host of independent shops, bars, restaurants and coffee shops nearby on Lordship Lane, North Cross Road and Bellenden Road as well as a choice of parks and green spaces as well as the excellent primary, secondary and independent schools nearby.

Boasting over 2,150 Sq Ft of internal space and spread across four floors – this 2017-built mid-terrace house forms part of a boutique collection of five properties that have been meticulously designed for easy living. There is a sumptuous 43ft open-plan kitchen-dining room on the lower ground floor ideal for hosting and entertaining. There is a separate 20-ft reception room on the ground floor which leads through gorgeous bi-folding doors out onto a low-maintenance 21ft private garden. On the upper floors are four double bedrooms including the 16-ft principal bedroom at the rear overlooking the garden and a 16-ft second bedroom with an en-suite shower room. There is ample storage throughout and the property benefits from solar panels to the roof and air-source heat pumps to increase energy efficiency.

Early viewing recommend.

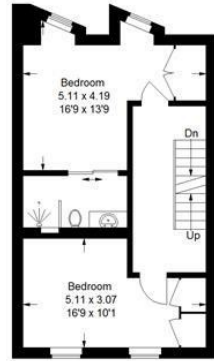
EPC: B | Council Tax Band: F



Floorplan

Peel Terrace, SE22

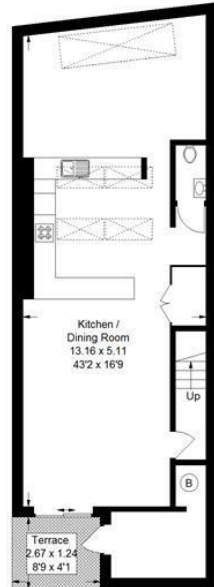
Approximate Gross Internal Area
199.9 sq m / 2162 sq ft



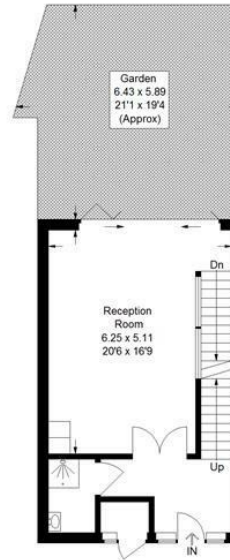
First Floor



Second Floor



Lower Ground Floor



Ground Floor

Copyright www.pedderproperty.com © 2024
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A		89	89
76(1-61) B			
69-60) C			
55-48) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.