



Upland Road, SE22 | £950,000

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In General

- Three bedrooms
- End of terrace house
- Garage, and off-street parking
- Huge potential to extend (STPP)
- 1,277 Sq Ft (inc garage)
- Desirable, residential road
- CHAIN FREE

In Detail

CHAIN FREE - Charming, spacious and characterful three bedroom family home with a garage and off-street parking on this desirable road in the residential heart of East Dulwich, SE22.

Boasting over 1,150 Sq Ft of internal space - the end of terrace property has been lovingly-maintained by the family for over 40 years, but would benefit from gentle modernisation throughout and offers huge potential to extend subject to planning permission. There is a 26 ft bay-fronted double reception with patio doors leading out onto the gorgeous 32 x 30 mature garden. There is a 15 ft external garage attached to the side of the property - ideal for storage or converting into a home-office or knocking through as part of the house.

Upstairs are three comfortable bedrooms - including the 14 ft bay-fronted principal bedroom - a shower room and separate WC and access into the loft.

Upland Road is a tree-lined street enviably-located for the gorgeous parks and green spaces as well as the excellent primary, secondary and independent schools choices of SE22 and SE21. There are a host of independent shops, bars, restaurants and coffee shops nearby on Lordship Lane, North Cross Road and London Road.

There are strong transport links into The City and West End from East Dulwich station (1.2 miles), West Dulwich station (1.1miles) and Forest Hill station (1 mile) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

EPC: D | Council tax band: E

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Floorplan

Upland Road, SE22

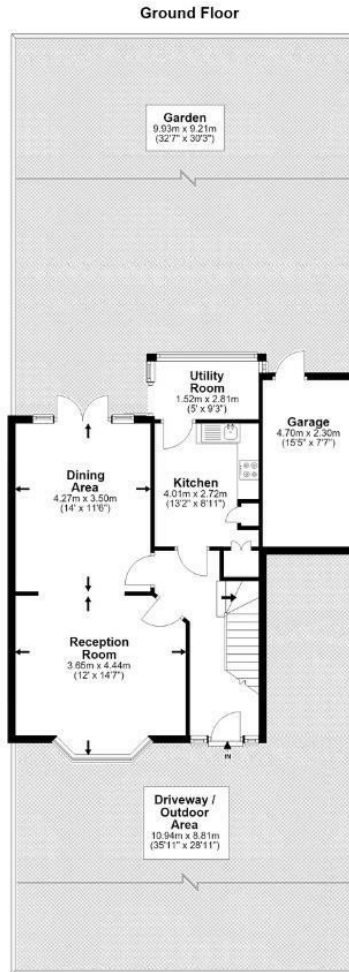
Total* = 118.7 sq. m / 1277.2 sq. ft

Ground Floor = 67.2 sq. m / 723.5 sq. ft

First Floor = 51.4 sq. m / 553.8 sq. ft

☐ = Reduced head room below 1.5m

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*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102 plus) A		
(81-101) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	76
England & Wales	EU Directive 2002/91/EC	

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