

Upland Road, SE22 (2 bedroom Flat)

£450,000 (Guide Price)

### property description

GUIDE PRICE £450k - £475k. Occupying the whole of the ground floor of this attractive semi-detached Victorian conversion is this lovely 2-bedroom shared GARDEN flat in East Dulwich, conveniently located for Dulwich Park and the amenities of Lordship Lane. The property benefits from double glazing throughout, a long lease, peppercorn ground rent, a dry tanked cellar for storage/utility and direct access to a half of a 40ft shared garden, which has a Westerly aspect that catches the afternoon and evening sun. The house is set back from the street by a neat front garden that belongs to the ground floor flat with a path that leads to the front door. It has an attractive façade, with a white painted exterior, sash bay windows surrounded by detailed masonry. Upon entry there is a hallway that provides access to all the rooms, including the cellar. At the front of the property is the main bedroom which has high ceilings with spotlights, carpeted flooring and a large, wooden framed, double glazed bay window that fills the room with natural light as well as offering views over th...

### property features

- 2 bedroom ground floor garden flat
- Direct access to half of a 40ft shared garden
- Long lease and peppercorn ground rent
- Separate toilet
- Attractive Victorian conversion
- Open plan kitchen reception room
- Bathroom
- Cellar for additional storage and utilit...

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