



Asking Price £995,000

Upland Road, London



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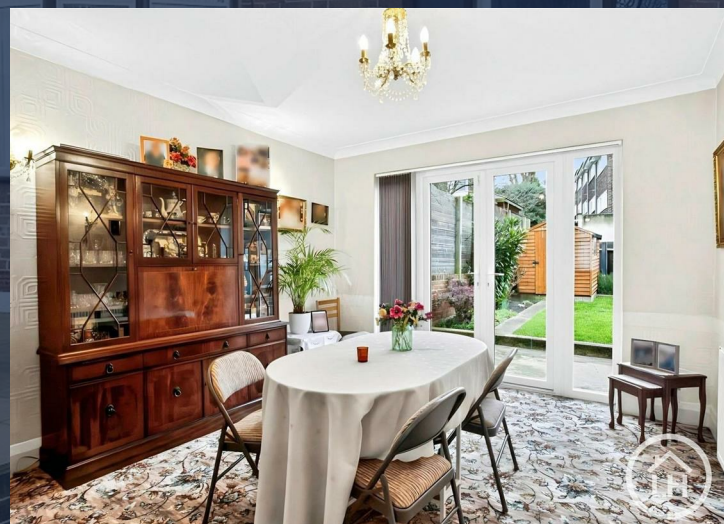


Summary of Upland Road

Situated within a highly desirable residential location, the property enjoys easy access to well-regarded schools, local amenities, green open spaces and convenient transport connections, all of which continue to drive strong buyer demand in the area. Combining family-friendly accommodation, everyday convenience and scope to add value over time, this is a fantastic opportunity to acquire a home with broad market appeal in one of South East London's most established neighbourhoods.

Key Features

- Spacious three-bedroom family home with over 1,100 sq ft of well-proportioned accommodation.
- Attractive bay-fronted lounge providing a bright and welcoming principal reception space.
- Separate dining room ideal for family meals, entertaining guests or flexible everyday living.
- Practical kitchen complemented by a dedicated utility room for added convenience.
- Integral garage offering secure parking, excellent storage or potential for conversion
- Located on a popular residential road in the heart of East Dulwich.
- Within easy reach of Lordship Lane's vibrant collection of independent cafés, restaurants, boutiques and local amenities.
- Excellent access to highly regarded schools, green open spaces and transport links into Central London, enhancing both lifestyle appeal and long-term buyer demand.
- EPC D (62)
- Council Tax Band E



Property Overview

This attractive three-bedroom family home offers an excellent blend of space, practicality and future potential, making it particularly appealing to growing families and professional buyers alike. The property benefits from two substantial reception rooms, including a bright bay-fronted lounge and a generous separate dining room, providing versatile living and entertaining space that is increasingly sought after by today's buyers. The well-planned kitchen is complemented by a separate utility room, helping to keep day-to-day household tasks neatly tucked away from the main living areas.

Upstairs, the home boasts two impressive double bedrooms alongside a comfortable third bedroom, creating flexible accommodation for families, guests or home working. The integral garage is a significant asset, offering secure parking, valuable storage space or the opportunity for conversion, subject to the necessary consents. The practical layout, generous room proportions and abundance of natural light throughout create a home that feels both welcoming and functional.

About The Area

Upland Road enjoys a highly desirable position in the heart of East Dulwich, one of South East London's most sought-after neighbourhoods. Renowned for its strong sense of community, attractive residential streets and excellent local amenities, the area continues to attract families and professionals looking for a balance of village-style living and convenient access to Central London. The road itself is well established and predominantly residential, characterised by attractive period homes and long-term owner occupiers, helping to create a settled and welcoming environment.

A particular highlight is the property's proximity to the vibrant amenities of Lordship Lane, widely regarded as one of South London's premier high streets. Here residents can enjoy an impressive selection of independent cafés, restaurants, boutiques, artisan food stores and everyday conveniences, creating a lifestyle that is both practical and highly desirable. The popular North Cross Road market, local parks and green open spaces further enhance the area's appeal, offering plenty of opportunities for leisure and recreation.

For commuters, the location is exceptionally well connected, with nearby rail stations including East Dulwich, North Dulwich, Forest Hill and Honor Oak Park providing convenient links into Central London, Canary Wharf and beyond. The combination of excellent transport options, well-regarded schools, thriving local amenities and a strong community atmosphere has helped establish East Dulwich as one of the capital's most enduringly popular residential destinations.

Offering an enviable blend of urban convenience, family-friendly surroundings and long-term desirability, this location continues to be a first choice for buyers seeking both lifestyle and investment appeal in a prime South London setting.

Lounge

4.45m x 4.24m (14'07 x 13'11)

Dining Room

4.29m x 3.51m (14'01 x 11'06)

Utility Room

2.74m x 1.60m (9'0 x 5'03)

Kitchen

3.18m x 2.74m (10'05 x 9)

Bedroom One

4.67m x 4.39m (15'04 x 14'05)

Bedroom Two

4.24m x 3.51m (13'11 x 11'06)

Bedroom Three

2.74m x 2.21m (9'0 x 7'03)

Garage

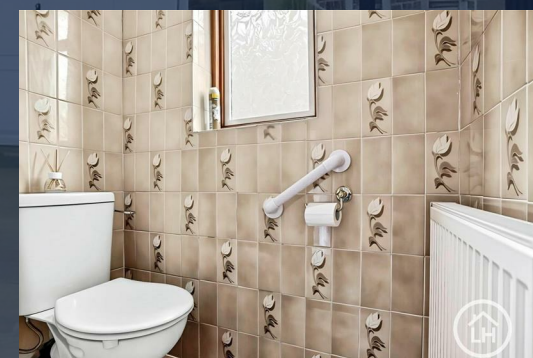
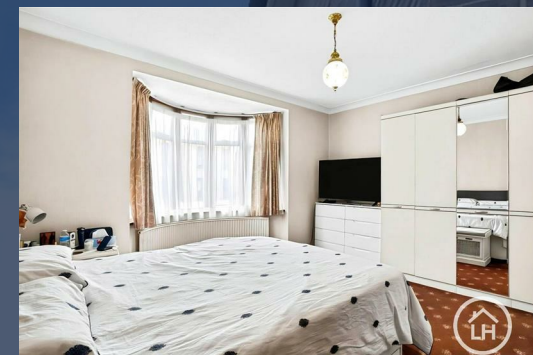
4.80m x 2.59m (15'09 x 8'06)

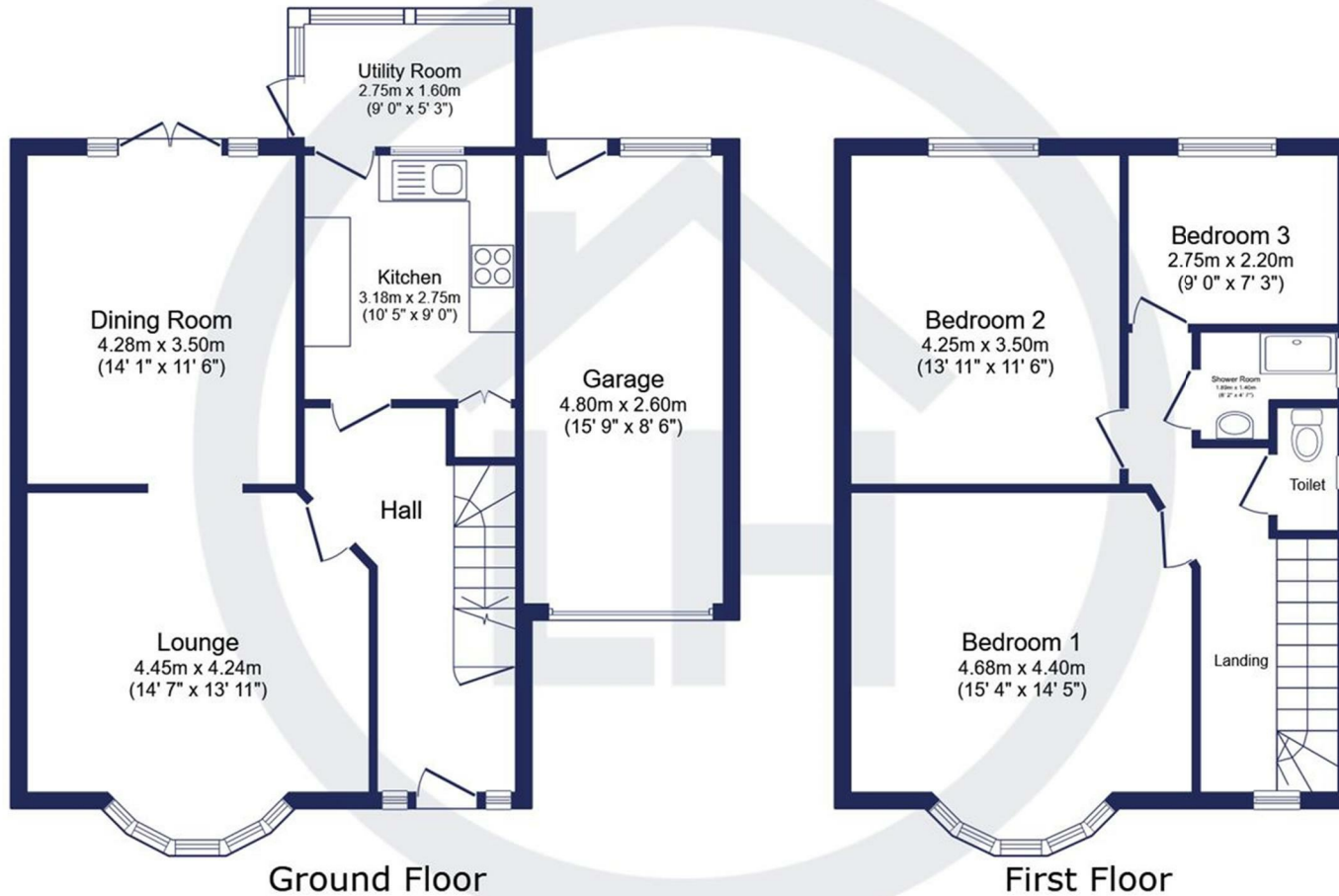
About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

-Let's Keep It Local, Let's Keep It LambornHill



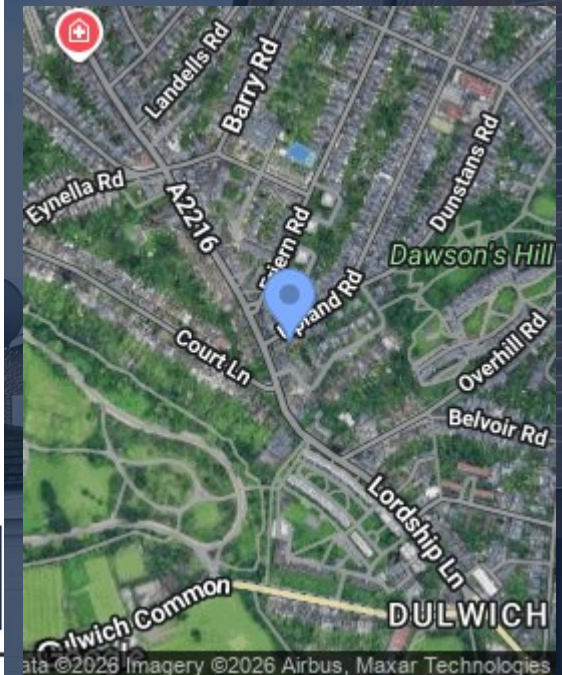


Total floor area: 127.6 sq.m. (1,373 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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



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