



UNDERHILL ROAD, EAST DULWICH, SE22
OIEO £500,000 LEASEHOLD

A LARGE THREE DOUBLE BEDROOM TOP FLOOR FLAT SITUATED IN AN IMPRESSIVE DETACHED VICTORIAN HOUSE.

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Tenure Leasehold | Council Tax Band C – London Borough of Southwark | Service Charge £1500 pa | Ground Rent £250 pa

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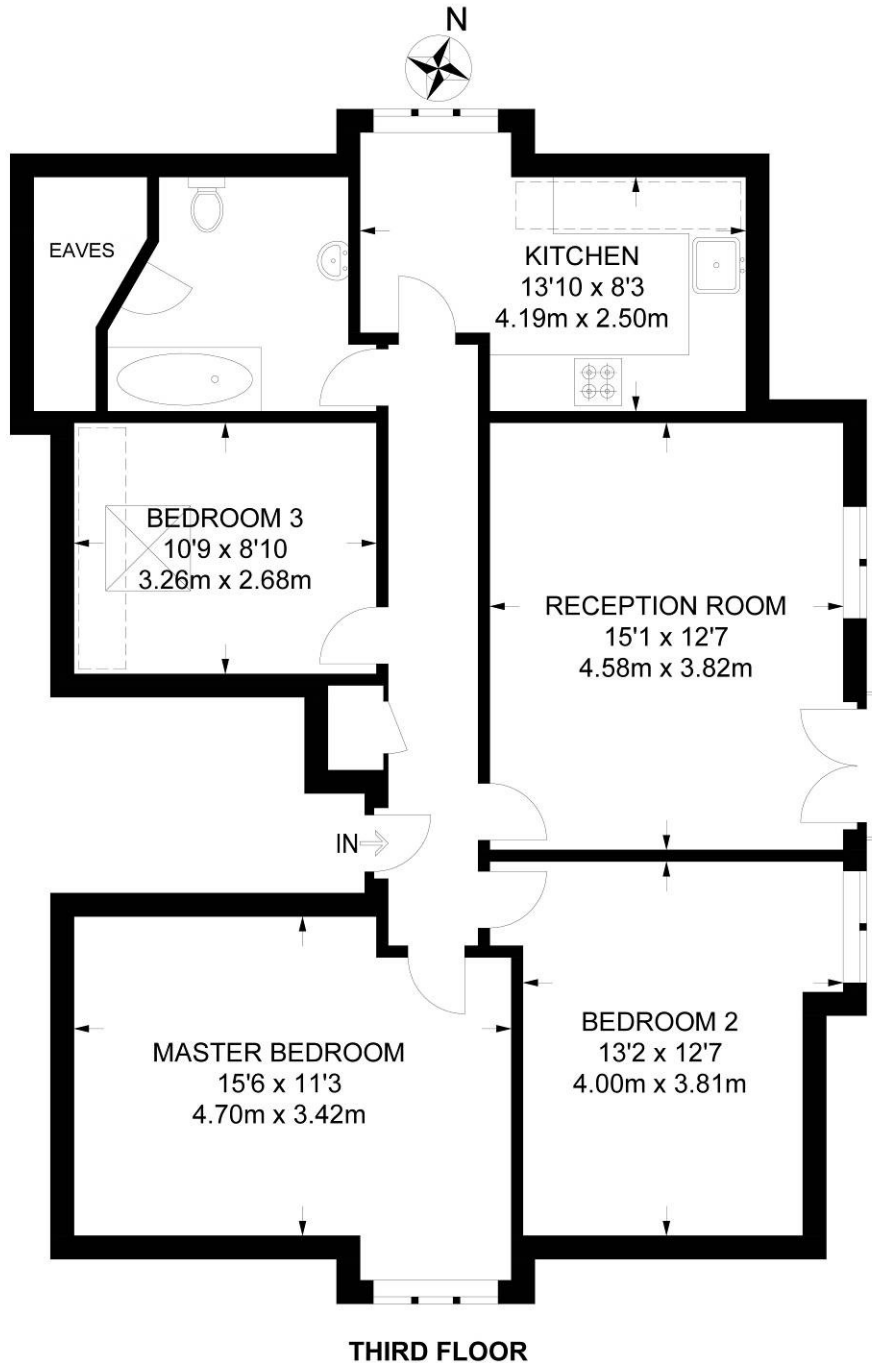
DESCRIPTION:

This very well-presented large three double bedroom flat is situated across the whole footprint of the top floor of this impressive detached Victorian house with a large communal garden. The property offers a bright spacious reception, a modern kitchen-diner and bathroom, three double bedrooms, and access to a large communal garden to the rear. It is well positioned to benefit from easy access to the bars, restaurants, and shops on Lordship Lane as well as Dulwich Park, and transport links are provided via Forest Hill for direct links to London Bridge, Denmark Hill for the Overground or Forest Hill for the East London line. This is a fantastic flat in a wonderful location.

AT A GLANCE

- Three Double Bedrooms
- Victorian Conversion
- Third Floor Flat
- Modern Kitchen-Diner
- Central Location





THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA
915 SQ FT / 85 SQ M

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 75 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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