



UNDERHILL ROAD, EAST DULWICH, LONDON, SE22
£465,000 SHARE OF FREEHOLD

**A SUPERB TWO-BEDROOM, GROUND FLOOR
FLAT, SITUATED WITHIN A HANDSOME
BUILDING IN SE22.**

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

Tenure Share of Freehold approx. 932 yrs remaining | Council Tax Band C – London
Borough of Southwark | Service Charge and Ground Rent £80 pcm

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DESCRIPTION:

Finished to a fantastic standard is this ground floor, two double bedroom flat, boasting space, natural light and plenty of outdoor space. The property comprises a spacious reception with dual aspect windows, making it impressively light, bright and airy. A newly refurbished and fully fitted kitchen, complete with built in appliances, wooden worktops and views of the large communal gardens to rear. The property further comprises two double bedrooms, one of which is en-suite, and a spacious family bathroom. The building is set amongst mature gardens front and back, with an impressive shared front drive and a communal garden to rear. The property further boasts a porch and private garage. This wonderful property is situated close to Dulwich Village, Lordship Lane and Forest Hill, allowing access to three different stations for transport, East Dulwich for direct links to London Bridge, West Dulwich for Victoria or Forest Hill for the East London Line. Wide, green open spaces can be found at Dulwich Woods, Dulwich Park or Peckham Rye Park. This is a wonderful flat in a superb setting and early viewings are highly advised.

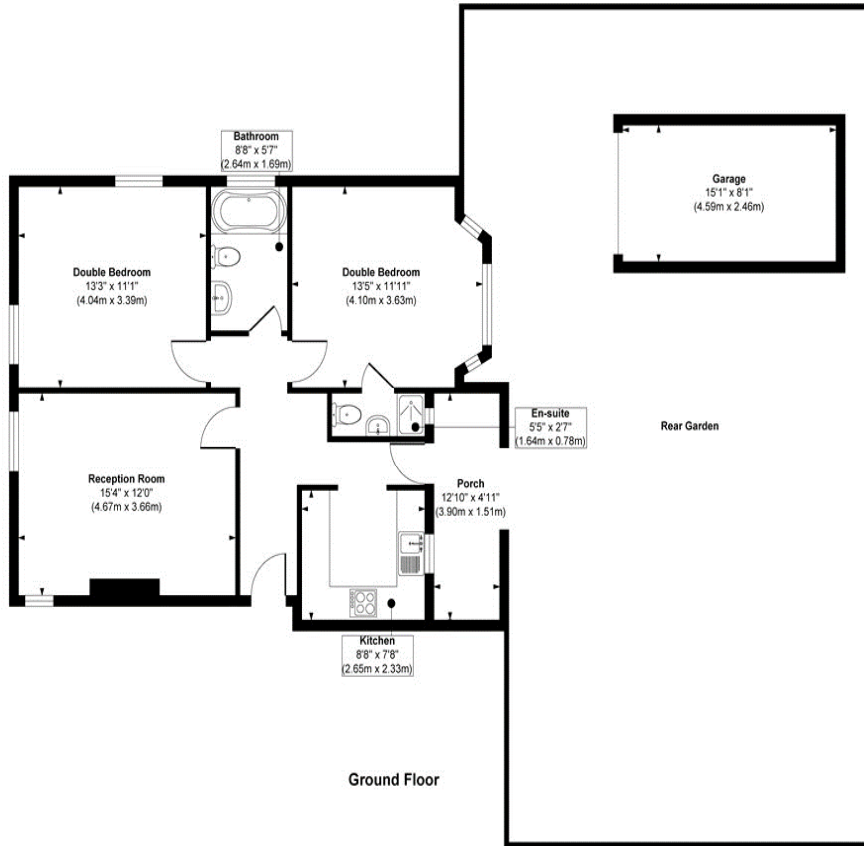
AT A GLANCE

- Two Double Bedrooms
- Spacious Reception Room
- Modern Kitchen
- En-Suite Shower Room
- Ground Floor Flat
- Private Garage
- Communal Garden
- Fantastic Location





Dulwich Court



Approx. Gross Internal Floor Area 941 sq. ft / 87.49 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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		
(55-68)	D	68	79
(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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