



UNDERHILL ROAD, EAST DULWICH, LONDON, SE22
£700,000 SHARE OF FREEHOLD

AN IMPRESSIVE SPLIT-LEVEL FLAT, SITUATED
IN A FANTASTIC LOCATION CLOSE TO
LORDSHIP LANE AND PECKHAM RYE PARK.

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

Tenure Share of Freehold approx. 993 yrs remaining | Council Tax Band C – London
Borough of Southwark | Service Charge None | Ground Rent None

winkworth.co.uk

Winkworth

See things differently



DESCRIPTION:

This remarkable split level flat is offered to the market in fantastic condition. Comprising two impressively spacious double bedrooms, the second double includes built in wardrobes. A stunning family bathroom, with roll top bath, heated towel rail and finished to a high standard. The top floor boasts a gorgeous, open-plan kitchen-reception, complete with high ceilings, bespoke joinery, high end finishes and doors leading out to a sunny, private roof terrace to rear.

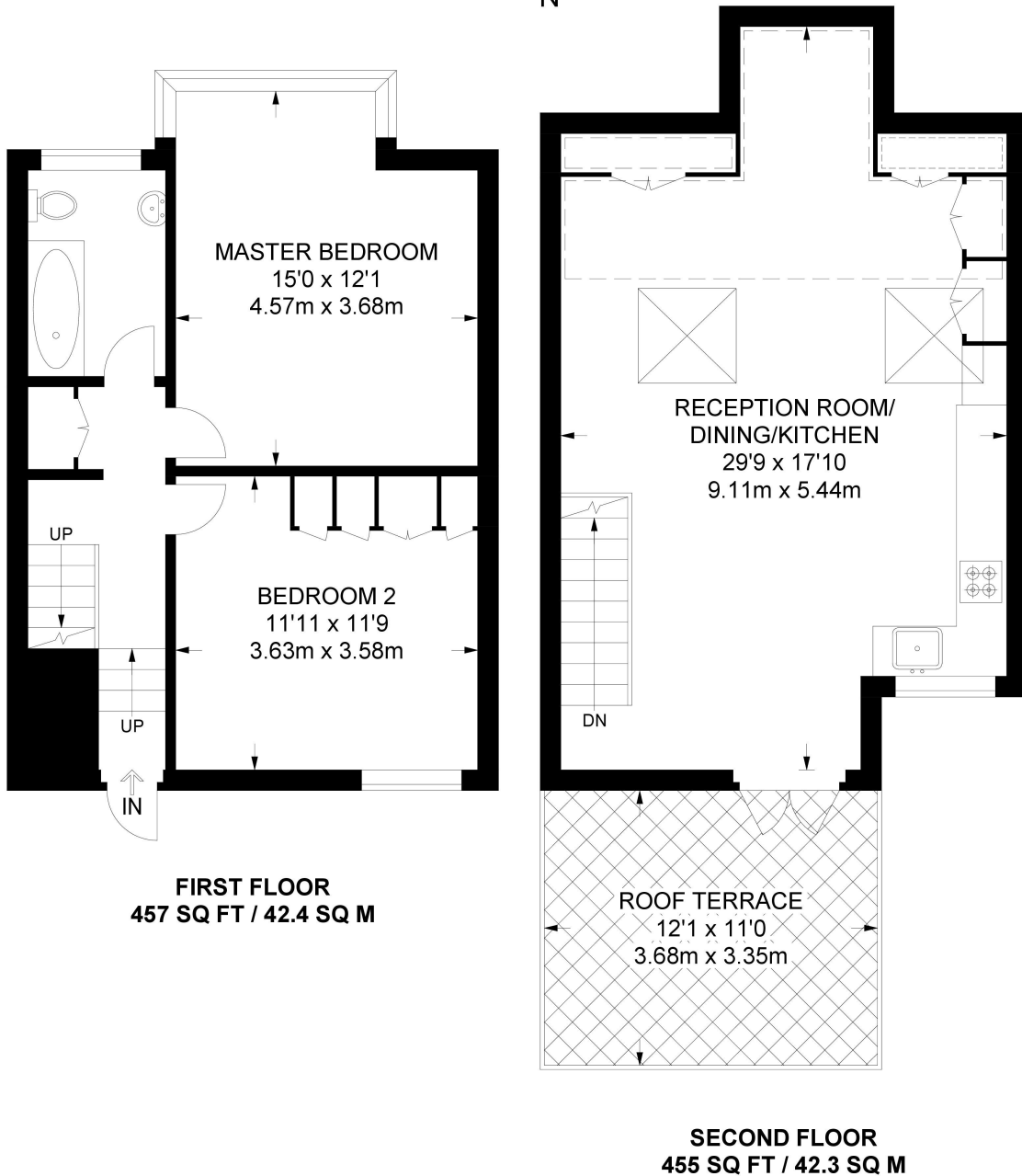
The location offers fantastic access to Peckham Rye park, the shops, bars and restaurants on Lordship Lane and Forest Hill road. Transport links are provided via East Dulwich station for direct links to London Bridge, a short bus to Honor Oak for the East London line or a short bus to Peckham Rye for the overground. The is a stunning flat with early viewing highly recommended.

AT A GLANCE

- Two Double Bedrooms
- Large Open Plan Kitchen/Reception
- One Family Bathroom
- Private Roof Terrace
- Fantastic Location
- Great Transport Links







**APPROXIMATE GROSS INTERNAL AREA
912 SQ FT / 84.7 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		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(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	

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



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.