



Overcliff Road, SE13

£575,000

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## Overcliff Road

London, SE13

This split-level period conversion is located on a quiet residential street just minutes away from the wonderful Hilly Fields, with a sunny secluded private garden and good transport links.

The flat has been decorated with a considered and tasteful palette, with good proportions throughout and excellent natural light. The dining/reception room benefits from parquet wood flooring, a feature fireplace and built-in, under-stair storage including a designated utility cupboard so that everything is tucked away. The incoming purchaser will benefit greatly from a recently fitted kitchen and boiler.



There is direct access from the kitchen to a private garden which gets plenty of morning, afternoon and evening sun, thanks to its open Easterly and Westerly/Northwesterly aspects on each side. The garden has a secluded feel to it and is framed with mature shrubs and trees.



The flat is currently arranged with one bedroom and a separate reception room on the upper level, and at the lower ground level there is a semi-open plan kitchen/dining/living space. The bedroom has two built-in wardrobes and a lovely outlook overlooking gardens to the rear.

The bathroom is also located on the upper level, which is well-proportioned, and in addition there is a large useful storage space/cellar at lower ground level off the main living space.

- Share of freehold
- 2 bedrooms (currently arranged with 1 bedroom and additional reception room)
- Semi-open plan kitchen/dining/living space with direct access garden
- Split-level layout
- One bathroom
- Private garden
- Built-in storage including utility cupboard
- Additional storage in the form of a large cellar space







If the incoming purchaser preferred, the flat could certainly be arranged as a two bedroom flat with bedrooms on the upper level and a re-jig of furniture layout could see the dining/living room being more of a living room with a smaller/folding dining table and the addition of a sofa etc.

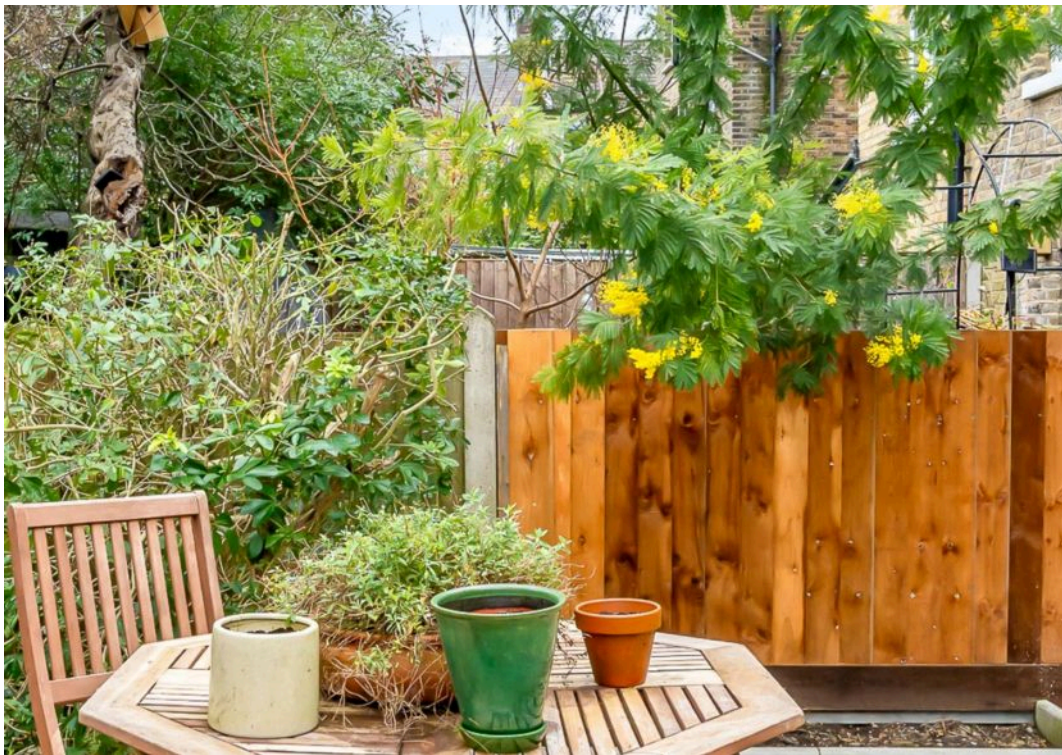
The flat is approximately a 12 minute walk to St Johns station with trains to London Bridge in just 10 minutes and Canon Street in 14 minutes. Lewisham, Ladywell and Brockley Stations are also within walking distance where you can connect with the DLR and Overground.

The open green space of Hilly Fields are around a four minutes' walk away, and the varied and vibrant amenity offerings of nearby Lewisham, Brockley and Ladywell (with its village charm) are all nearby and can also be reached on foot.











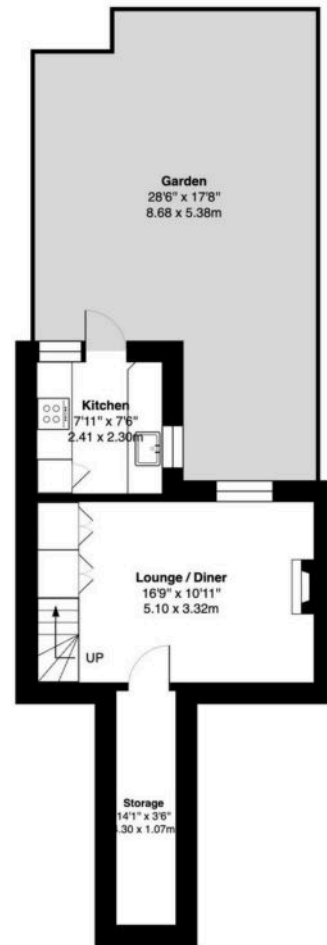
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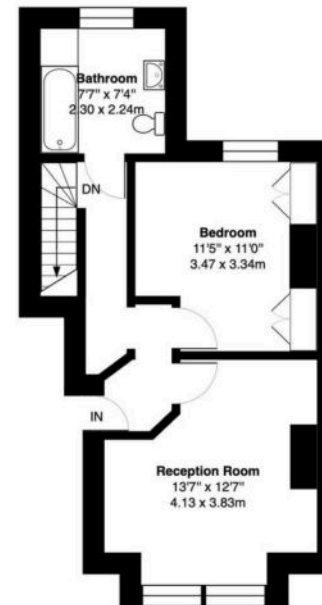
Approximate Gross Internal Area - 660 sq ft / 61.3 sq m

Storage = 50 sq ft / 4.6 sq m

Total Area = 710 sq ft / 66.0 sq m



Lower Ground Floor



Upper Ground Floor





## Properly

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