



Overhill Road, SE22 0PZ  
£550,000

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## In General

- Two double bedrooms
- Private balcony
- Communal gardens
- Stunning views
- Lift access
- Over 1,000 Sq Ft
- Garage en bloc

## In Detail

Charming and spacious two bedroom purpose-built penthouse apartment in the residential heart of East Dulwich with breathtaking panoramic cityscape views. CHAIN FREE

Boasting over 1,000 Sq Ft of internal space split across the top two floors of this distinctive 1990's-building – the split-level apartment has been tastefully maintained by the current owner. There is a 18x17 ft separate reception which opens out through sliding doors onto a private balcony to take in the gorgeous views. There is a modern kitchen-diner and a large hall-study as well as a separate WC. On the lower floor are the two comfortable double bedrooms and the family bathroom.

There is a sweeping well-maintained communal lawn, access to a garage, secure entryphone system and lift-access.

Cityview Court is enviably located for the parks and green spaces as well as the independent shops, bars, cafes and restaurants of Lordship Lane and North Cross Road. There are strong transport links into The City and West End from Forest Hill station (1.1 miles) and East Dulwich station (1.4 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye

EPC: C | Council Tax Band: C | Lease: 90 years remaining | SC: £2,000pa | GR: £250 pa | Buildings Insurance: £485 pa

EPC: | Council Tax Band: C



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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