



Underhill Road, SE22 | Offers In Excess Of £425,000

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In General

- Two double bedrooms
- First floor period conversion
- Over 720 Sq Ft
- Gentle modernisation required
- CHAIN FREE

In Detail

CHAIN FREE – Spacious, charming and beautifully bright first-floor period conversion in the heart of residential East Dulwich.

Underhill Road is enviably located for the independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road as well as a choice of excellent parks and green spaces. There are strong transport links into The City and West End from East Dulwich station (0.8 miles) and Peckham Rye station (1.2 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Forest Hill and Denmark Hill.

Boasting over 720 Sq Ft of internal space, there is a brilliant double-aspect 19x11 ft separate reception room, a modern kitchen and a family bathroom. There are two comfortable double bedrooms including a 15x10 principal bedroom at the back of the property with fitted wardrobes. The property has been lovingly maintained by the current owner, who is upsizing nearby – but some gentle modernisation is required in places.

*Vendor will look into extending the lease with the freeholder as part of the sale process.

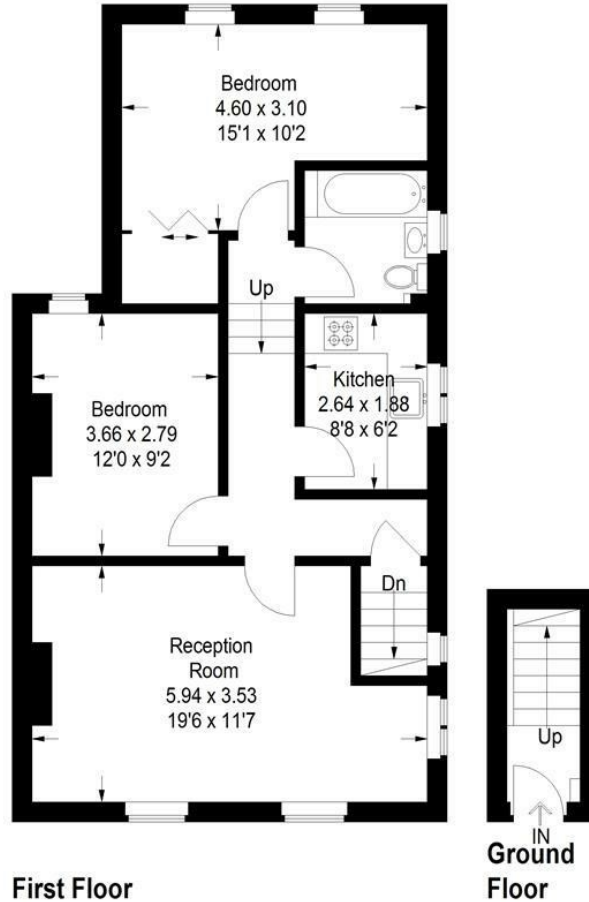
EPC: C | Council Tax Band: C | Lease: 90 years remaining | SC: TBC | GR: £100 | BI: TBC



Floorplan

Underhill Road, SE22

Approximate Gross Internal Area
67.1 sq m / 722 sq ft



First Floor

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		70	74
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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