



Overhill Road, SE22 | Offers In Excess Of £375,000

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# In General

- Two double bedrooms
- Good condition throughout
- Large communal gardens
- Step-free access to front door
- Good location for local schools
- Chain free

# In Detail

CHAIN FREE Beautifully bright and spacious two-double bedroom split-level purpose-built apartment in the heart of residential East Dulwich.

Boasting over 800 Sq Ft of internal space, the property has been lovingly modernised by the current owner. On the upper level, there is a 17-ft reception room attached to a separate modern kitchen with views over the communal gardens. Downstairs, there is the family bathroom and two large double bedrooms – with direct access off of the principle bedroom onto the terrace.

Bredinghurst forms part of the instantly-recognisable Dawson Heights Estate enviably located between Dulwich Park and Peckham Rye Park. There are strong transport links into The City and West End from Forest Hill station (1 mile) and East Dulwich station (1.5 miles) as well as bus/cycle connections through the neighbouring Dulwich Village, Peckham Rye and Camberwell.

There are a host of bars, restaurants and independent shops on Lordship Lane and North Cross Road as well as the tranquil Dulwich Village and Sydenham Woods.

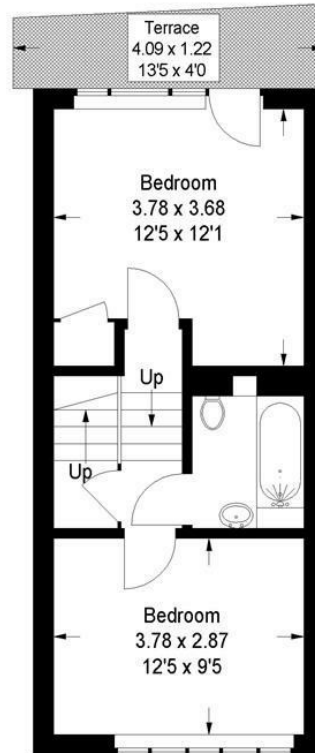
EPC: C | Council Tax Band: A | Lease: 83 years remaining | SC: £120 per month | GR: included in service charge | Buildings Insurance: £807.00



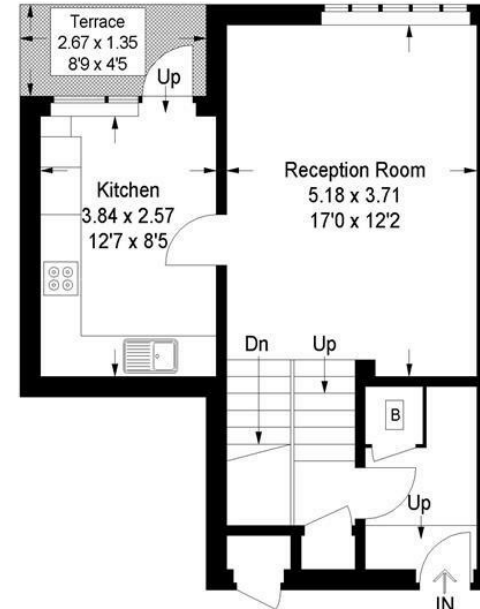
# Floorplan

## Bredinghurst, SE22

Approximate Gross Internal Area  
 Ground Floor = 34.4 sq m / 370 sq ft  
 First Floor = 40.0 sq m / 431 sq ft  
 Total = 74.4 sq m / 801 sq ft



Ground Floor



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		69	78
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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