



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

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# In General

- Two double bedrooms
- Private balcony
- Large communal gardens
- Excellent condition throughout
- Over 740 Sq Ft
- Off-street parking
- Lift-access
- Onward chain complete
- EPC Rating: C

# In Detail

Gorgeous and spacious two double bedroom purpose-built apartment with a private balcony and stunning communal garden.

Cityview Court sits proudly on Overhill Road and is a distinctive 1980's-built apartment block enviably located between East Dulwich, Forest Hill and Dulwich Common with spectacular views towards The City from the huge communal gardens. There are strong transport links from Forest Hill station (1 mile), East and West Dulwich stations (1.4 miles) as well as bus and cycle connections through the neighbouring Peckham Rye, Dulwich Village and Camberwell. There are an array of parks and green spaces nearby as well as the bars, restaurants and shops of Lordship Lane and North Cross Road.

Boasting over 740-sq ft of internal space as well as the stand-on balcony – there is a modern kitchen attached to the 20x18-ft reception room, a modern bathroom and two double bedrooms - including the 15-ft principal bedroom with built-in wardrobes.

There is excellent storage and a wide hallway as well as allocated off-street parking. Onward chain complete.

\*Owner is currently negotiating the purchase of the freehold.

EPC: C | Council Tax Band: C | Lease: 88 years remaining | SC: £2,100 pa | GR: £210 pa | BI: Included in SC

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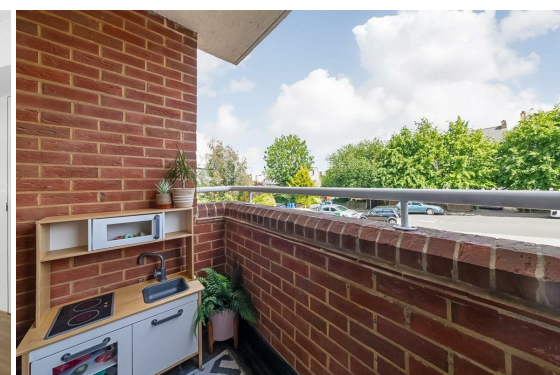
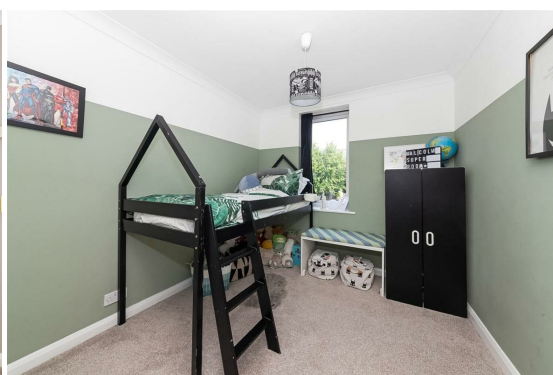
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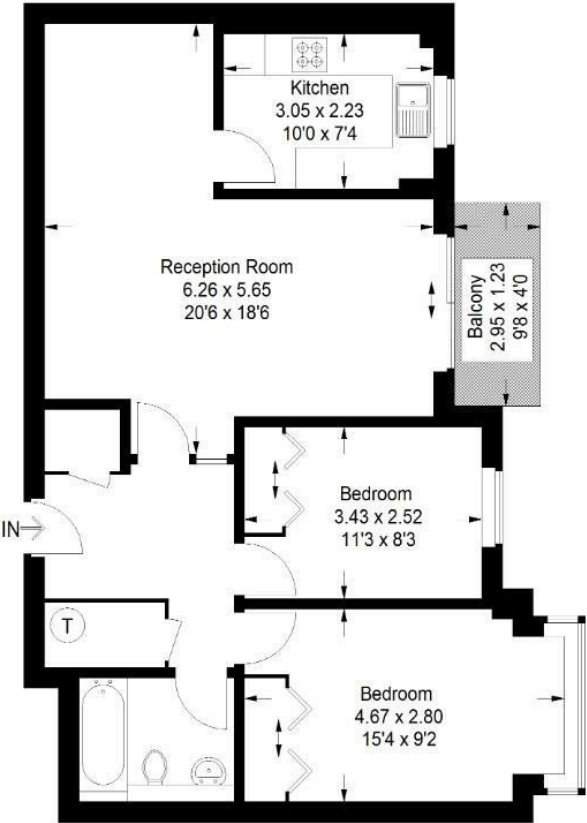
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# Floorplan

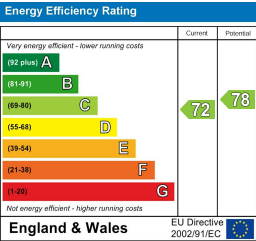
Cityview Court, SE22

Approximate Gross Internal Area  
69.4 sq m / 747 sq ft



## First Floor

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by RICS - Code of Measuring Practice. Not drawn to Scale.  
Windows and door openings are approximate. Please check  
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