



## Underhill Road, SE22

### £500,000

Set within the sought after Honor Oak Mansions period development, this ground floor two bedroom flat offers a rare combination of generous proportions. Direct access from a road with free parking leads you to a secluded entry with a large private window at its front surrounded by greenery. The property boasts unique and superb resident amenities including a communal heated swimming pool and beautifully kept gardens. An ideal first-time purchase, downsize or long-term home in a tucked-away East Dulwich/Peckham Rye/ Honor Oak spot next to a large park for privacy and access to green spaces and local amenities.

Honor Oak Mansions sits in a leafy residential pocket within easy reach of both East Dulwich and Honor Oak / Forest Hill. You're well placed for the cafés, independent shops, pubs and restaurants of Lordship Lane, as well as the green spaces of Peckham Rye Park and Dulwich Park. Nearby Honor Oak Park and Forest Hill stations (Overground and National Rail) offer fast links into London Bridge, Shoreditch, Canada Water and beyond, with multiple bus routes connecting you to Peckham, East Dulwich and central London.

### Features

- Two Bedrooms
- Direct Access To Garden
- Communal Swimming Pool
- Long Lease
- High Ceilings
- Amazing Green Spaces Nearby



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Entered via a green filled, pleasant gravel walkway and a well maintained shared hallway with room for bikes and prams, the flat opens into a welcoming entrance hall with space for coats, shoes and a console or small desk.

To the front sits a generous reception room, large enough to comfortably zone for living and dining. High ceilings and large windows create a bright, comfortable space, ideal for relaxing evenings in or hosting friends.

The separate kitchen is arranged off the hallway, with good worktop space and storage, plus room for modern appliances. There is plenty of potential to update and personalise to taste, or keep as is and gradually improve over time.

Both bedrooms are well proportioned, making this a great option for sharers, a couple wanting a guest room/home office, or a young family. The bathroom serves the flat from the hallway and is presented in a clean, neutral style.

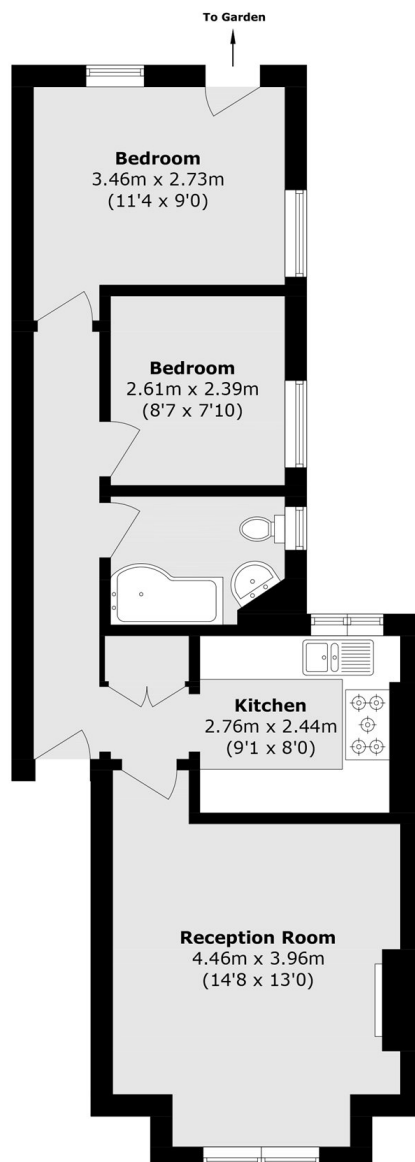
Being positioned as the last of the flats in the building gives it superb privacy, which means no foot traffic passes the windows or entrance, and it is not overlooked by neighbouring properties, making it feel especially peaceful.

The development also benefits from a beautifully maintained pool area, complete with a dedicated pool outhouse offering a shared BBQ, fridge and bathroom for guests, a rare and highly desirable addition for summer gatherings.





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Total area (approx.): 54.8 sq. m (589.8 sq. ft)

## Dexters

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