



## Underhill Road, SE22

£400,000

The property forms part of a handsome Victorian building dating back to 1910, thoughtfully converted into just three flats. Residents benefit from free on-street parking and access to a private, securely fenced garden via a locked communal side gate and pathway.

Underhill Road is on a leafy residential street and benefits from tree preservation status, while Peckham Rye is just a 10-minute walk away. Excellent transport links are close-by, with bus connections to Forest Hill, Peckham Rye and Honor Oak stations, all reachable in around 10 minutes. Lordship Lane is also within walking distance, offering the much-loved Picturehouse cinema alongside an array of independent restaurants, cafés and

### Features

- Character Features
- Private Garden
- No Onward Chain
- 550 Square Feet
- Period Conversion
- Fantastic Schools Nearby



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Located on the first floor, the flat is well-secured and beautifully presented. The bright and airy living room features two large sash windows, original Victorian cornicing, and excellent built-in storage and shelving. The kitchen is spacious and well maintained, offering generous storage and coming fully equipped with white goods, which can be removed if desired. A recently serviced seven-year-old boiler and a large sash window ensures plenty of natural light. The bathroom is in very good condition, complete with a shower-over-bath and practical storage for toiletries.





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