

NO FLIES

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Underhill Road, East Dulwich, SE22

£795,000

Share of Freehold

Chain Free - A beautiful 3 bed apartment with lovely private garden in a quiet location.



Three bedrooms

Two receptions

Private garden

Off street parking

Local Transport

Forest Hill

Approx. 1 mile away
Destinations: **London Bridge, Clapham Junction, Victoria and Overground services (change at Canada Water for connection to Canary Wharf).**

East Dulwich

Short bus ride away.
Destinations: **London Bridge & Peckham Rye.**

P4, P13, 363, 176, 185, 40 & 197

Approx. 100 mtrs away
Destinations: **Peckham Rye, Elephant & Castle, and Central London.**

This high ceilinged, period, three bedroom, two reception room apartment is to be found towards the southern end of Underhill Road on the ground and first floors of an attractive period building. It has a large, very secluded rear garden. The apartment boasts many original features and is beautifully finished. It has three proper double bedrooms and both a very large reception room and separate dining room. The property is being sold with a share of the freehold and is available chain free.

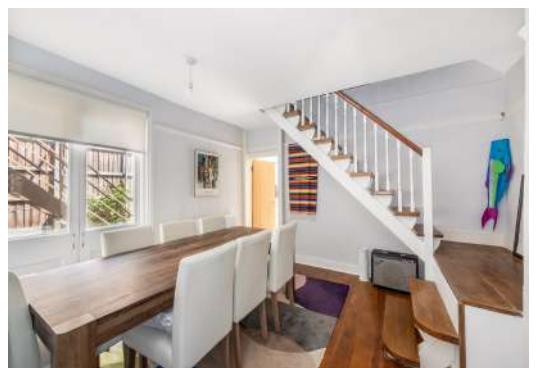
The apartment is a short walk from the southern end of Lordship Lane where you can pick up a bus for a short ride into either Forest Hill or East Dulwich. Here you can choose amongst the many restaurants, bars and independent shops as well as take advantage of the weekly North Cross Road market. West Dulwich and Crystal Palace are also within easy striking distance.

Both East Dulwich railway station (which provides direct services into London Bridge (c.13 mins)) and Forest Hill station (where you will find connections to Gatwick Airport, direct trains to Victoria and King's Cross stations and access to the London Overground with connections to the tube services to Canary Wharf) are within a five to ten minute bus ride along Lordship Lane on bus routes that can, alternatively, take you directly to Central London.

You approach the property through the paved front garden, which has two off-street parking spaces, one of which belongs to this apartment. You enter the building into the communal hallway, which is very nicely decorated and has period moulding to the ceiling and a dado rail. The door to the apartment, with leaded lights, is directly in front of you.

Upon entering the apartment you find yourself in the hallway with its herringbone wooden flooring that continues into the reception room. The reception room is to your left. This is a spacious, high ceiled room with a wide bay, fitted with half height plantation shutters, looking out onto Underhill Road. This pretty room has intricate period cornicing and a large marble fire surround into which is fitted a log burner. To each side of the chimney breast there is built-in storage and shelving.

Adjacent to the reception room is the first of the bedrooms. This is a large double room with two built-in wardrobes and a tall sash window looking out onto the gardens.



Continuing along the hallway, you pass two large storage cupboards on your right before arriving at the bathroom. This is nicely fitted with a white three-piece suite comprising low-level WC, contemporary hand basin and bath with over bath shower. There is also a heated towel rail.

Next along the hallway you enter the dining room. This has polished boards to the floor and half glazed double doors leading out onto the side return of the property. It is a spacious room, easily accommodating an eight person dining table. From the dining room a door leads into the kitchen. This is fitted with a range of modern units with an integrated oven and hob, dishwasher, fridge, freezer and washing machine. This bright room has both casement windows looking out on to the side return and fully glazed double doors leading out into the garden.

Returning to the dining room, you take a staircase up to the first floor where you will find the two further bedrooms. The second bedroom, to your right, is a spacious double room with a wall of fitted storage and a window looking out to the side of the property. The third bedroom, which has the same aspect, is again a comfortable and bright double room with a built-in storage cupboard.

Externally this wonderful flat has an off-street parking space to the front and, to the rear, a beautiful and large southeast facing mature garden. Closest to the house there is a paved patio, which leads onto a lawned area edged by beds filled with mature shrubs and perennials. At the far end of the garden there is a further shady paved seating area. Access to the garden is available from a side passageway allowing larger items to be brought into the garden without having to go through the flat.

This is a truly lovely apartment in a peaceful, yet convenient location. It is spacious, beautifully finished and being sold chain free. Your early viewing is recommended.

Underhill Road, SE22

Approximate Gross Internal Area
99.3 sq m / 1069 sq ft

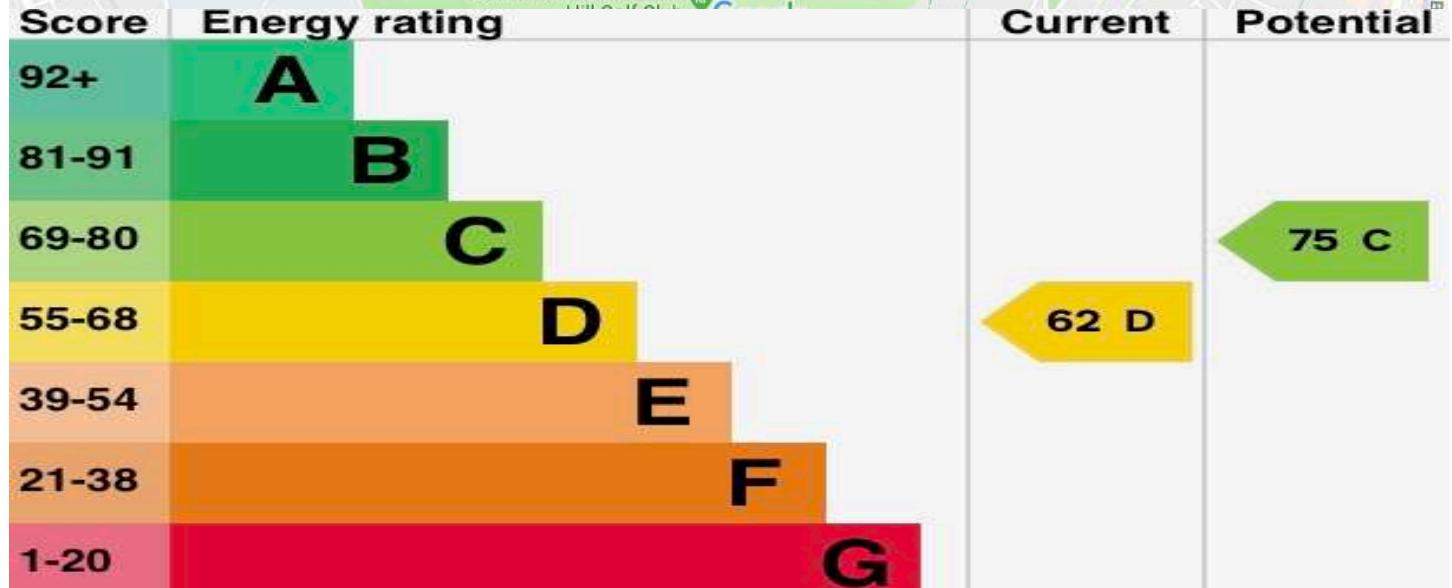
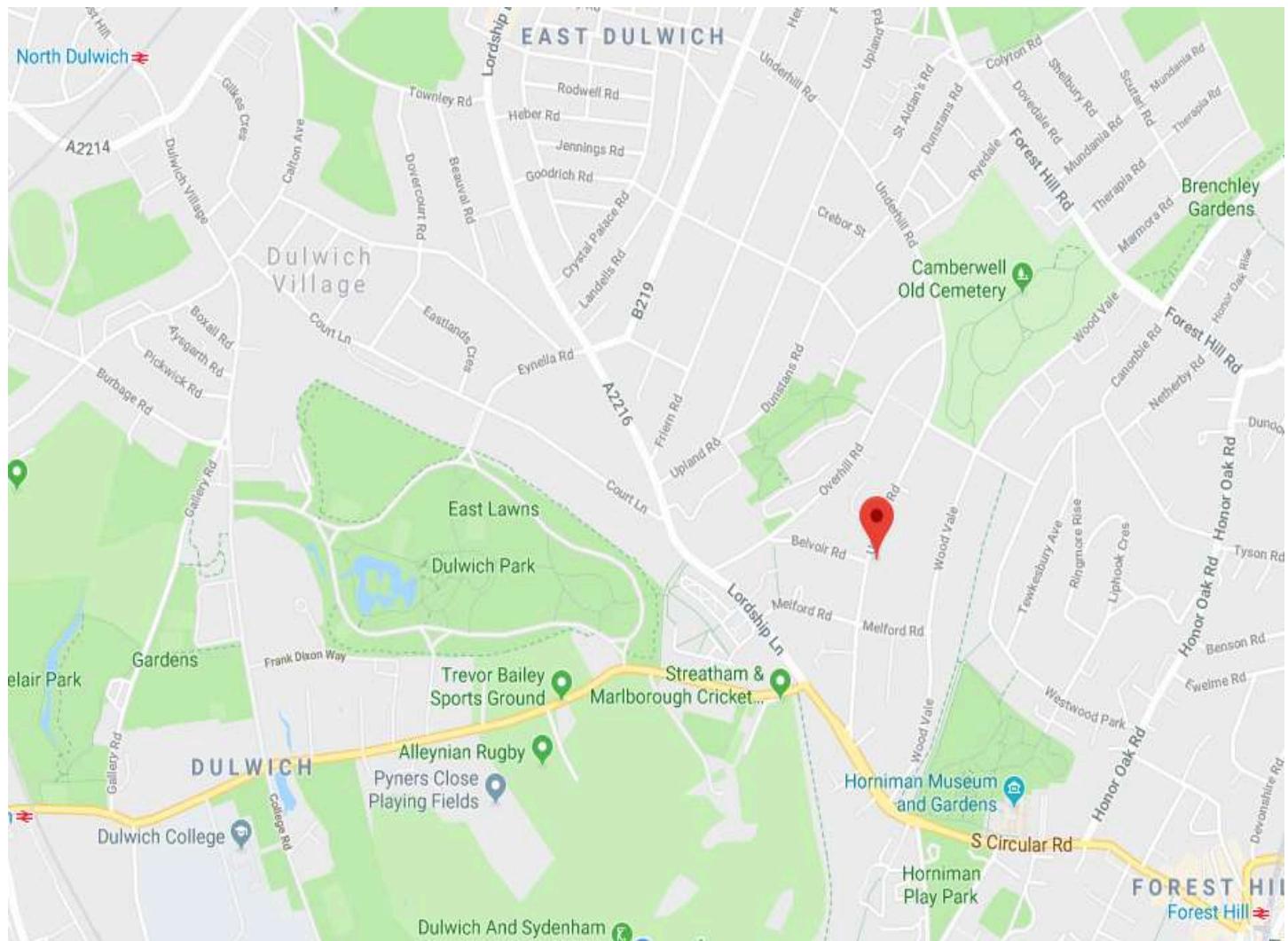


Ground Floor

First Floor

= Reduced headroom below 1.5 m / 5 ft

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate. Whilst every care is taken
in the preparation of this plan, please check all dimensions, shapes and
compass bearings before making any decisions reliant upon them. (ID1215428)



To arrange a viewing of this property please call us on 020 7737 8047
or visit www.no-flies.co.uk for further details.

Viewing strictly by appointment only with No-Flies.