



Underhill Road, SE22 | £325,000

02087028222

[eastdulwich@pedderproperty.com](mailto:eastdulwich@pedderproperty.com)

**pedder**  
We live local



# In General

- One double bedroom
- Period conversion
- Top floor apartment
- Gentle modernisation required
- No onward chain

# In Detail

Charming and spacious one bedroom top floor apartment in this striking period building in the heart of residential East Dulwich- CHAIN FREE

Boasting over 650 sq ft of internal space, there is some gentle modernisation required and scope to re-model and open up the space. There is currently a beautifully bright 13 x 13 ft reception room adjacent to the separate fitted kitchen. There is a family bathroom and comfortable double bedroom with views over the cemetery and towards central London.

Underhill Road is ideally located for the beautiful parks and green spaces as well as the independent shops, bars and restaurants of Forest Hill Road and Lordship Lane. There are transport links into The City and West End from East Dulwich station (1.6 miles) and Honor Oak Park station (1 mile) as well as strong bus/cycle routes through the neighbouring Forest Hill, Dulwich Village and Peckham Rye.

EPC: D | Council Tax Band: B | Lease: 125 years remaining | SC: £750 pa | GR: Peppercorn | BI: Incl in SC

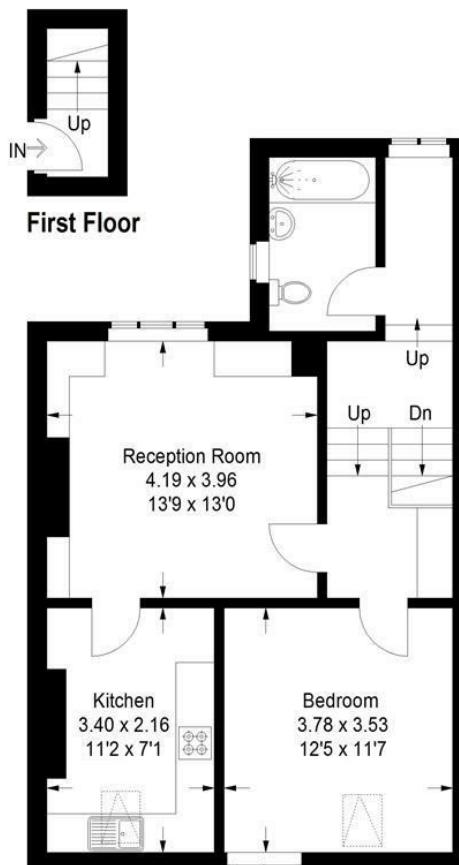


# Floorplan

Underhill Road, SE22



Approximate Gross Internal Area  
60.6 sq m / 652 sq ft

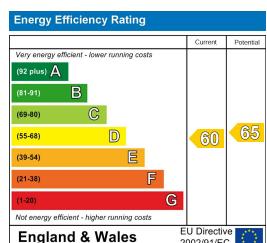


## Second Floor

Copyright www.pedderproperty.com © 2024

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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.