



Dawson's Heights, Overhill Road, London, SE22

Offers Over £425,000



This striking, light-filled maisonette, sits within the prominent and renowned Dawson's Heights estate in East Dulwich.

The estate was built between 1964 – 72, and designed by British Architect Kate Mackintosh, forming a familiar and iconic silhouette in the South London Skyline.

- Two bedroom maisonette, within the celebrated Dawson's Heights Estate
- Two private balconies with views over the estate gardens
- Split-level layout, maximizing views
- High-quality interior finishes
- Bespoke joinery and solid wood floors
- Herringbone jute carpets in bedrooms
- Cast iron radiators throughout
- Surrounded by green space including the estate's nature reserve
- Located off the vibrant Lordship Lane
- Good local transport links

A key driver for the design of Daswon's Height's was to maximise light and views from its elevated hill-top position.

This particular flat is located in one of the lowest-rising sections of the estate, and has two bedrooms, with an 'upside down' layout, enhancing the aspect and views from the kitchen and living space. The flat measures an ample 774 sq. ft internally, and benefits from two balconies, one of which provides convenient and discreet access to the gardens and street beyond, at ground level.

The current owners have renovated the flat to a particularly high standard, in keeping with the building's character and successfully maximizing its spatial efficiency, functionality and design aesthetic. White walls create a clean backdrop for lots of exposed timber, including marine ply in the kitchen and office nook, as well as the various joinery throughout the flat, and solid oak floors in the hallways and reception room.





Upon entering the property there's a very distinct and practical entrance hall at the first floor landing, with plenty of built-in storage for hiding coats and shoes away, and the first of the flat's attractive cast-iron radiators.

Downstairs you enter the reception room which is a generous space, in excess of 5 metres in length, overlooking the estate gardens. The alcove space in this room has been brilliantly utilized as an office nook with bespoke desk and shelving. Floating media units enhance the flow of space in the room, which opens up to the kitchen via a timber mounted sliding door.

Cobalt blue linoleum floors contrast beautifully with the marine plywood kitchen units, and the kitchen design has been well thought out with plenty of worktop and storage space. There's a breakfast bar and high-level open shelving for additional storage and which the vendors have used for trailing plants.

The appliances are completely integrated, and the kitchen sink has been carefully positioned, providing a perfect view out over the gardens via the windows and balcony door.



Downstairs again via the ground floor half-landing, is the first double bedroom and the family bathroom which is sleek and minimal with 360 degree tiling, chrome brassware and a deep terracotta linoleum floor.

The main bedroom is on the lower level with access to a full-width balcony. Both bedrooms have built-in wardrobes and natural jute herringbone carpet which adds another level of texture and warmth to these spaces.

Dawson Heights is ideally positioned between Dulwich and Forest Hill, benefitting from all the local green space including Dulwich Park, Peckham Rye, the Horniman Gardens, and the estate even has its own nature reserve.







Within minutes you can be on Lordship lane where there is an abundance of good restaurants, pubs, bars and delis as well as the Picturehouse Cinema. Plenty more choice is only a touch further afield in Peckham Rye.

Easy links into central London can be found from Forest Hill and East Dulwich stations, with the latter connecting with London bridge in just 16 minutes. The overground at Forest Hill connects with The City (via Canada Water) and East London within 20 minutes.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

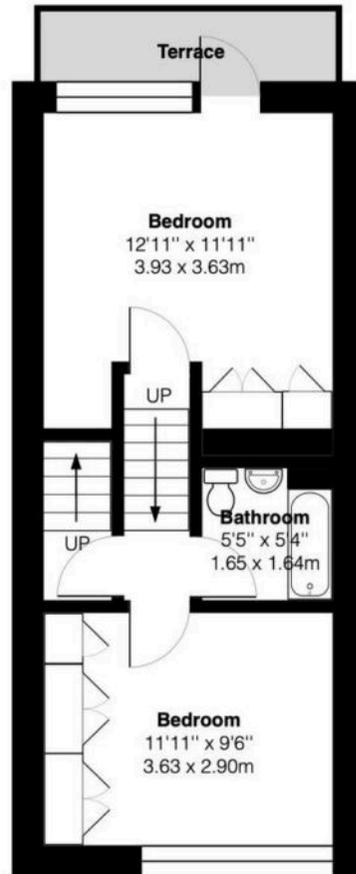




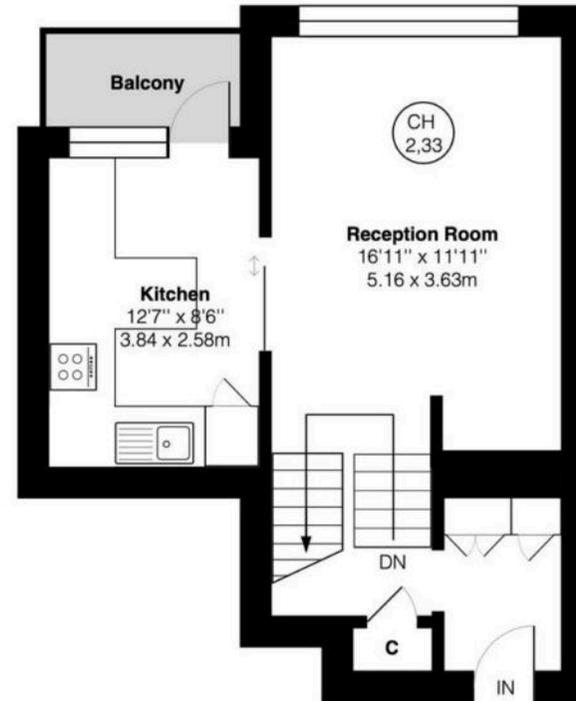


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Approximate Gross Internal Area = 774 sq ft / 71.9 sq m

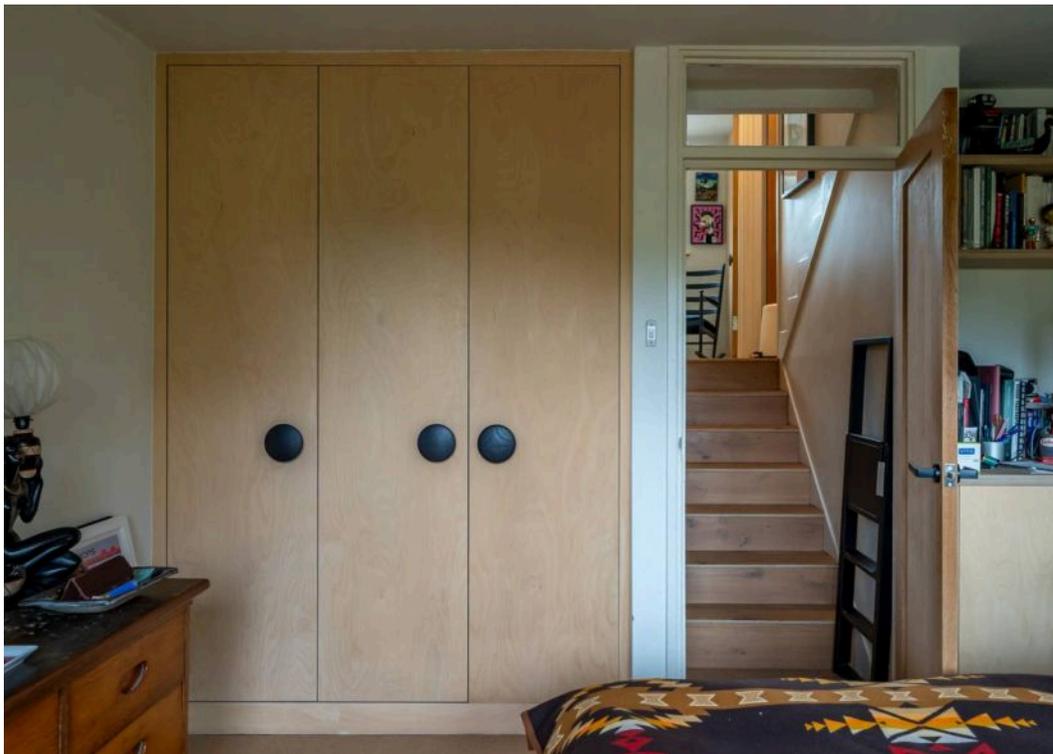


Ground Floor



First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.





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