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Flat 3, 46 Underhill Road London SE22

Asking price £599,000 Two double bedrooms Share of freehold

A spacious, chain-free first and second floor maisonette with two double bedrooms, flexible reception space and a large communal garden.



Flexible second reception Large communal garden Chain free

The accommodation extends to approximately 1,103 sq ft (102.5 sq m), according to the floorplan. Double glazed throughout, it is offered with a share of the freehold.

A private staircase leads from the entrance to a useful cloakroom and utility room on the half landing, with a WC, butler's sink and space for a washing machine.

Viewing strictly by appointment with No-Flies

The accommodation

Reception rooms

The main reception room faces Underhill Road and has space for both seating and dining. A second generous room overlooks the rear gardens and could serve as a further reception, separate dining room, home office or third bedroom, subject to the buyer's needs.

Kitchen

Windows on two sides bring light into the kitchen, which has grey panelled units and dark work surfaces. There is an integrated oven and hob, with space for a freestanding fridge freezer and slimline dishwasher.

Staircase and landing

A stripped wooden staircase with an open balustrade rises to the second floor. The landing has an airing cupboard and access to the loft. The two bedrooms are both comfortable doubles: the principal bedroom faces the road and the other overlooks the rear gardens.

Bathroom

The spacious bathroom has windows on two sides, a freestanding bath, a large walk-in shower, WC, heated towel rail and a basin set on a marble-topped vanity unit.

Communal garden

The shared garden extends approximately 130 feet. A lawn edged with mature planting leads to a seating area and raised beds, followed by a further lawn with fruit trees.







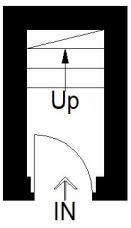




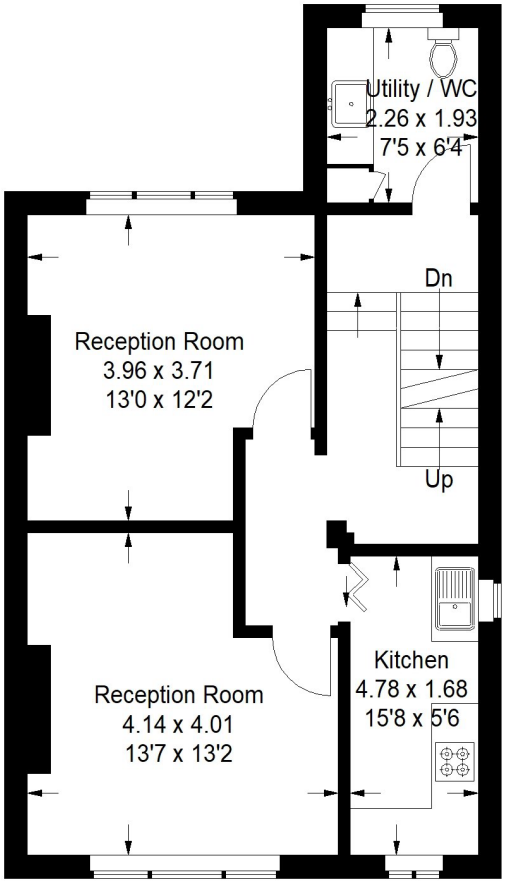
Underhill Road, SE22

Approximate Gross Internal Area
102.5 sq m / 1103 sq ft

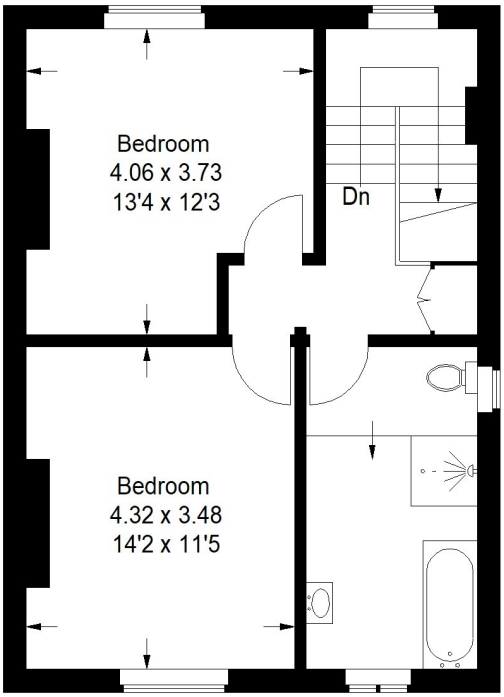




Ground Floor



First Floor



Second Floor

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. (ID1338571)

Location and transport



Location

The southern end of Lordship Lane is close at hand, with independent shops, cafés, restaurants and bars. The weekly North Cross Road market is further along the lane.

The property is well placed for the amenities of East Dulwich and Forest Hill, and for local bus connections towards Peckham Rye and central London.

Property information

Tenure Share of freehold
Asking price £599,000
Approximate area 1,103 sq ft / 102.5 sq m
Council tax Band D
EPC D (66), potential C (78)
EPC certificate 6539-3029-1000-0479-3292
Service charge £100 pcm
Ground rent None

Transport

Forest Hill station
London Overground and National Rail services

East Dulwich station
Direct trains to London Bridge

Nearby buses
Connections along Lordship Lane

Bus services link the area with Forest Hill, East Dulwich and Peckham Rye, with onward connections towards central London.

Local connections

The area is served by a choice of bus routes along Lordship Lane, providing access to neighbourhood shops and rail stations.

These particulars are intended as a guide only. Measurements and distances are approximate. Prospective buyers should verify information important to their decision before proceeding.