Overhill Road, SE22 | £475,000

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In General

- Two double bedrooms
- Private balcony
- Large communal garden
- Rooftop and City skyline views
- Over 720 Sq Ft
- Potential to remodel and gently modernise
- Allocated off-street parking
- CHAIN FREE
- Share of Freehold

In Detail

CHAIN FREE - Charming, characterful and spacious two double bedroom purpose-built apartment in this desirable modern block between Forest Hill and East Dulwich, SE22.

Cityview Court, Overhill Road is enviably located for the independent shops, bars, restaurants and coffee shops of Lordship Lane and London Road as well as the gorgeous parks and green spaces - including the glorious Dulwich Park and Horniman Museum and Gardens.
There are strong transport links into The City and West End from Forest Hill station (1.2 miles), Honor Oak Park station (1.2 miles) and East Dulwich station (1.4 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Camberwell and Peckham Rye.

Boasting over 720 Sq Ft of internal space which has been lovingly maintained by this long-standing owner - this ground floor apartment was the original showhome and offers scope to remodel and gently modernise in places. There is a 20x15 L-shaped reception room which leads out onto the private balcony with views over the large communal gardens and towards the City skyline. There are two comfortable double bedrooms with fitted wardrobes and a large family bathroom as well as hallway storage.

The property further benefits from allocated off-street parking, and a share in the newly-acquired freehold. *Underlying lease being extended to 999 years.

EPC: D | Council tax band: C | Lease: *999 years remaining | SC: £2,452.92 pa | GR: Nil | BI: incl. in SC

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Floorplan

Cityview Court, SE22
Total* = 67.4 sq. m / 725.3 sq. ft
Ground Floor = 67.4 sq. m / 725.3 sq. ft
[ ] = Reduced head room below 1.5m

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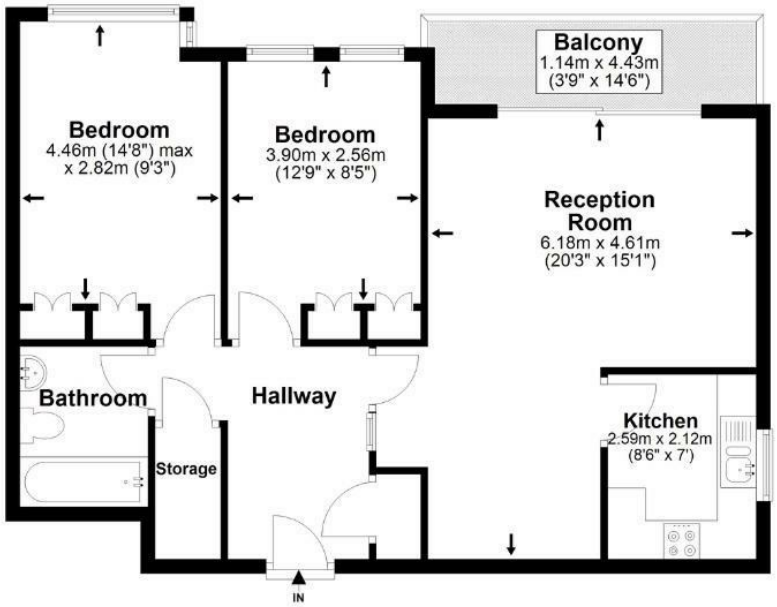
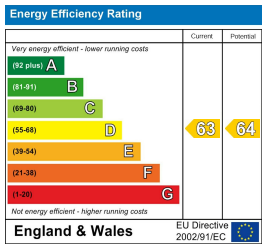
Ground Floor



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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