



UNDERHILL ROAD, EAST DULWICH, SE22  
£400,000 LEASEHOLD

A SPACIOUS, CHARACTERFUL, AND STYLISH  
ONE-BEDROOM FLAT, SITUATED IN A QUIET  
RESIDENTIAL AREA IN SE22.

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## DESCRIPTION:

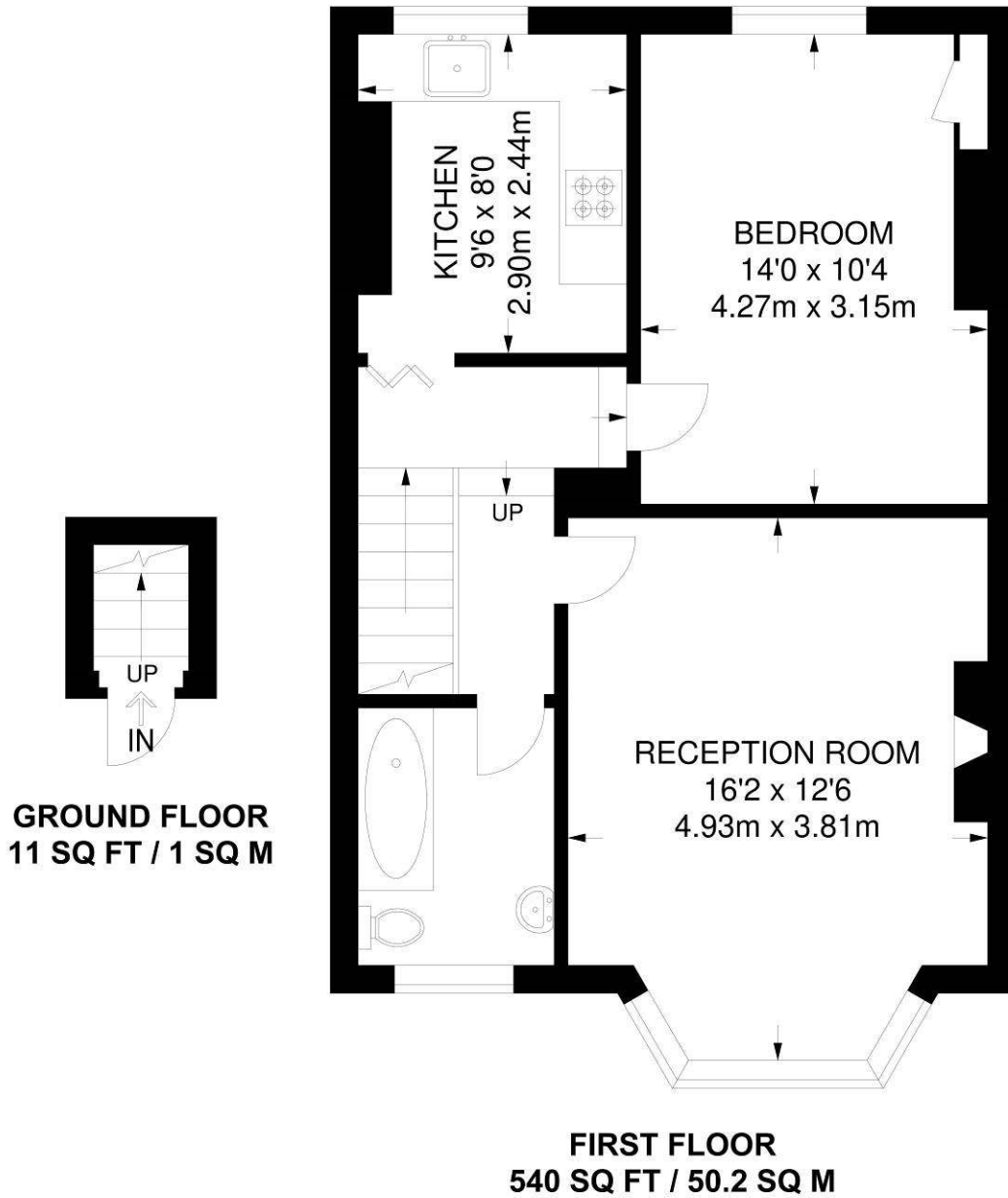
A spacious, characterful, and stylish one-bedroom flat, situated in a quiet residential area in SE22. The property comprises a large reception with original wood flooring and a fireplace, a spacious double bedroom with original wood flooring, a charming kitchen, and a bathroom. The property is well positioned to benefit from easy access to local amenities and shops and pubs on Lordship Lane and Forest Hill Road, as well as the wide-open green spaces of Peckham Rye Park and Dulwich Park. The property further boasts a spacious conservation area opposite. Transport links are provided via either Honor Oak station or Forest Hill station for the East London line, Peckham Rye for the overground or East Dulwich direct into London Bridge and beyond.

## AT A GLANCE

- One Double Bedroom
- First Floor Flat
- Original Features Throughout
- Large Reception
- Modern Kitchen and Bathroom
- Close To Peckham Rye Park







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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