



Underhill Road, SE22
£1,100,000

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In general

- Four double bedrooms
- Two receptions
- Two bathrooms
- Off-street parking
- Desirable, residential road
- EPC - C

In detail

Truly unique and towering four-storey townhouse ideally located in the heart of residential East Dulwich with private off-street parking.

This rare-to-the-market four double bedroom, four-storey family home boasts over 1650 Sq Ft of internal space which has been lovingly modernised and maintained by the long-standing owners. Built in 2003, the handsome townhouse enjoys a beautifully spacious kitchen-reception on the ground floor ideal leading through bi-folding doors onto a mature, compact and low-maintenance garden.

A charming separate reception room is up on the first floor with the first of the bedrooms – ideal as a large study. The second floor is home to two further double bedrooms and the modern family bathroom, while the top floor enjoys the stunning master with en-suite.

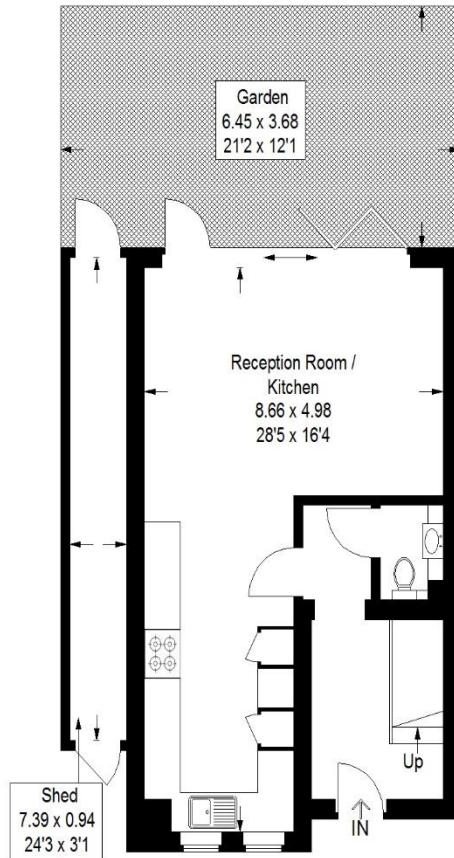
Underhill Road is conveniently located for the excellent primary and secondary schools as well as a plethora of parks and green spaces. Nearby Lordship Lane offers a host of independent shops, bars and coffee shops as well as the East Dulwich Picture House Cinema and fine restaurants.

Strong transport links into The City and West End from East Dulwich station (0.9 miles) and Peckham Rye station (1.3 miles) as well as bus connections through the neighbouring Dulwich Village, Herne Hill and Camberwell.

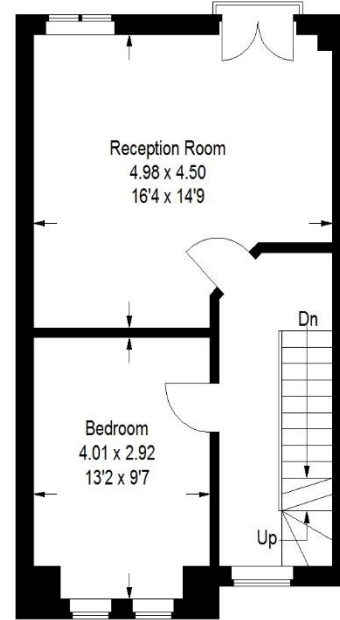


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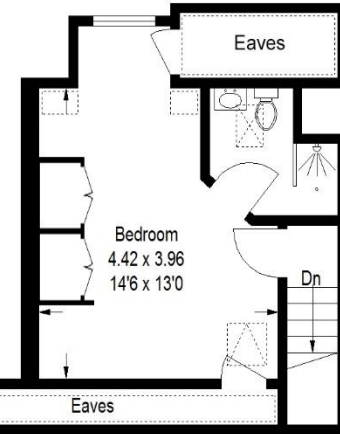
Approximate Gross Internal Area
 (Excluding Shed)
 Ground Floor = 42.8 sq m / 461 sq ft
 First Floor = 42.0 sq m / 452 sq ft
 Second Floor = 41.8 sq m / 450 sq ft
 Third Floor (Excluding Eaves)
 26.8 sq m / 288 sq ft
 Total = 153.4 sq m / 1651 sq ft



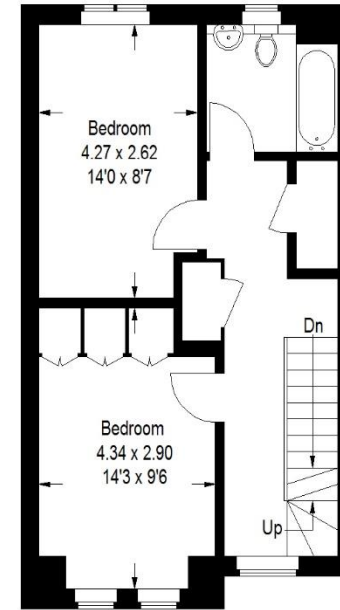
Ground Floor



First Floor



Third Floor



Second Floor

= Reduced headroom below 1.5 m / 5'0"

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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