



Underhill Road, SE22  
£500,000

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# In general

- Three bedrooms
- Period conversion
- Over 710 sq Ft
- Large communal garden
- Residential street
- Chain free

# In detail

Beautifully bright and spacious three-bedroom period conversion ideally located on this residential road between East Dulwich and Forest Hill.

Underhill Road boasts over 710 Sq Ft of internal space on the halls floor of this striking detached building and benefits from access to a stunning 100-foot communal garden. There is a separate kitchen, modern bathroom and 14x12-ft bay-fronted reception room as well as a large main bedroom and two further bedrooms as well as access onto beautifully maintained communal gardens.

The property is enviably located for access to Dulwich Park, Sydenham Woods and other green spaces as well as strong transport links into The City, Canary Wharf and West End from Forest Hill station (0.7 miles), East Dulwich station (1.6 miles) and West Dulwich station (1.2 miles) along with regular bus connections through the neighbouring Dulwich Village, Herne Hill and Peckham.

There are a host of local amenities including the independent shops, bars and restaurants of Lordship Lane as well as the Forest Hill Leisure Centre and Horniman Museum.

EPC: C | Council Tax Band C | Lease: 102 years remaining | SC: £1,549.69 pa | GR: £250 pa | Buildings Insurance: covered in service charge

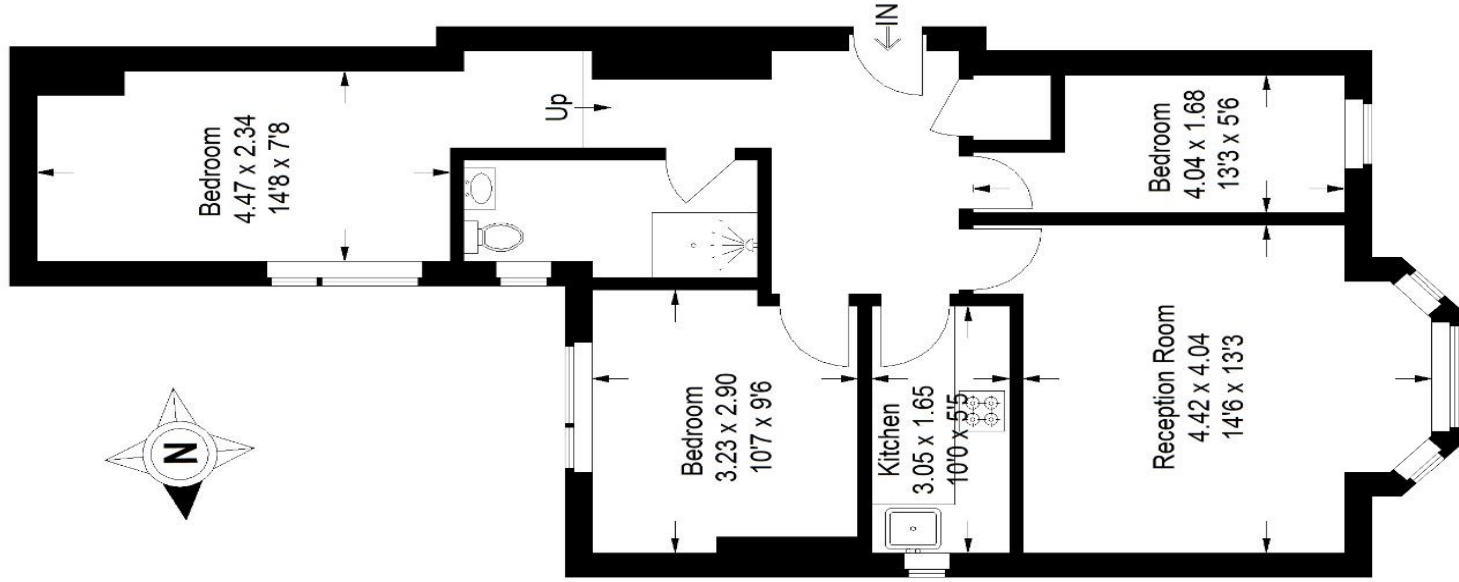


# Floorplan

Underhill Road SE22

Approximate Gross Internal Area

66.4 sq m / 715 sq ft



First Floor

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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		
69-80	C	69   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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