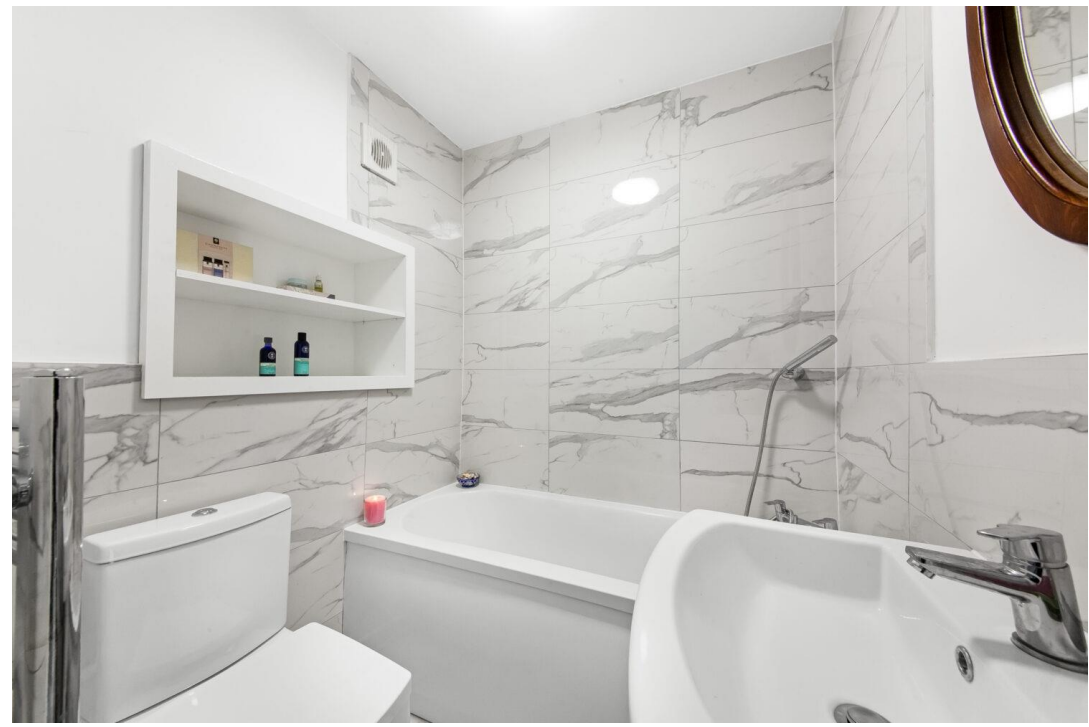




Overhill Road, SE22
£425,000

0208 702 8222
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In general

- Two double bedrooms
- Good condition throughout
- Large communal gardens
- Step-free access to front door
- Good location for local schools
- Chain free

In detail

CHAIN FREE

Beautifully bright and spacious two-double bedroom split-level purpose-built apartment in the heart of residential East Dulwich.

Bredinghurst forms part of the instantly-recognisable Dawson Heights Estate enviably located between Dulwich Park and Peckham Rye Park.

There are strong transport links into The City and West End from Forest Hill station (1 mile) and East Dulwich station (1.5 miles) as well as bus/cycle connections through the neighbouring Dulwich Village, Peckham Rye and Camberwell. There are a host of bars, restaurants and independent shops on Lordship Lane and North Cross Road as well as the tranquil Dulwich Village and Sydenham Woods.

Boasting over 800 Sq Ft of internal space, the property has been lovingly modernised by the current owner. On the upper level, there is a 17-ft reception room attached to a separate modern kitchen with views over the communal gardens. Downstairs, there is the family bathroom and two large double bedrooms – with direct access off of the principle bedroom onto the terrace.

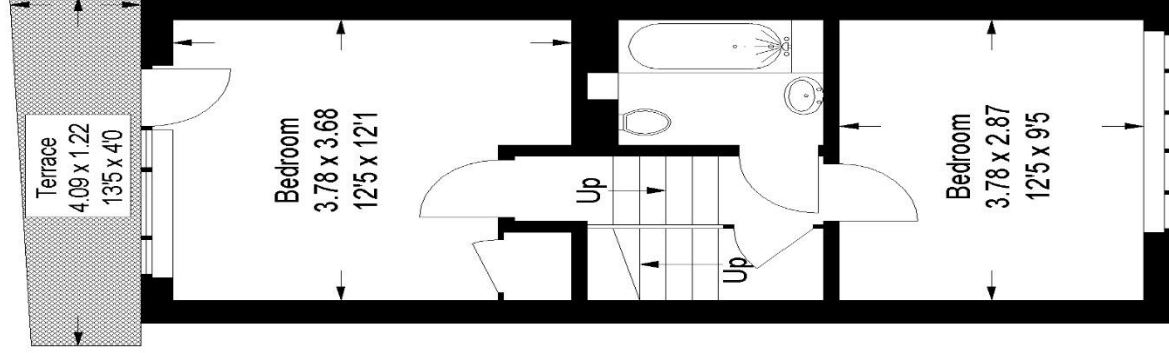
EPC: C | Council Tax Band: A | Lease: 83 years remaining | SC: £ 120 pa | GR: included in service charge | Buildings Insurance: TBC



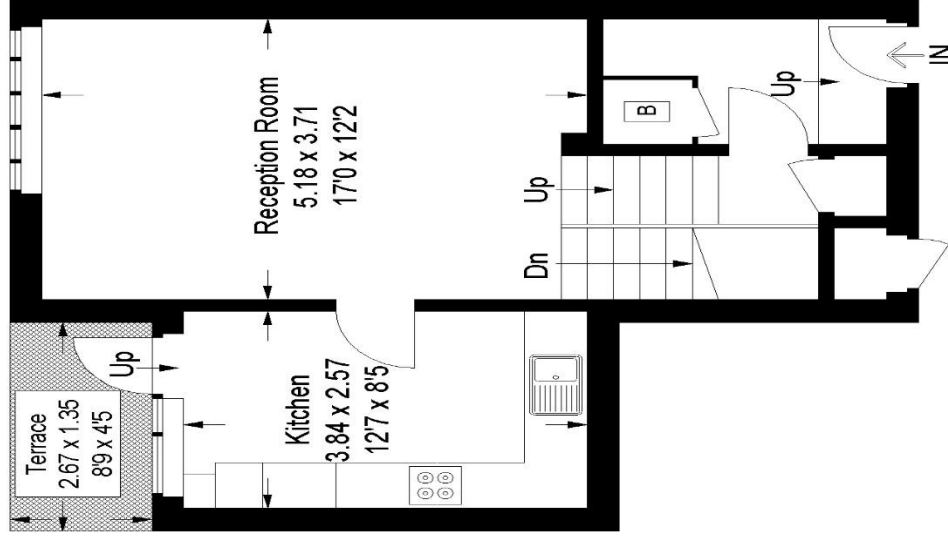
Floorplan

Bredinghurst, SE22

Approximate Gross Internal Area
Ground Floor = 34.4 sq m / 370 sq ft
First Floor = 40.0 sq m / 431 sq ft
Total = 74.4 sq m / 801 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.