



Underhill Road, SE22
£2,250,000

0208 702 8222
pedderproperty.com

pedder



In general

- Five bedrooms
- Three bathrooms
- Semi-detached
- 3,025 Sq Ft
- 60-ft west facing garden
- Off-street parking
- Onward chain complete

In detail

Truly stunning, spacious and beautifully bright large family home on this desirable residential road in the heart of East Dulwich.

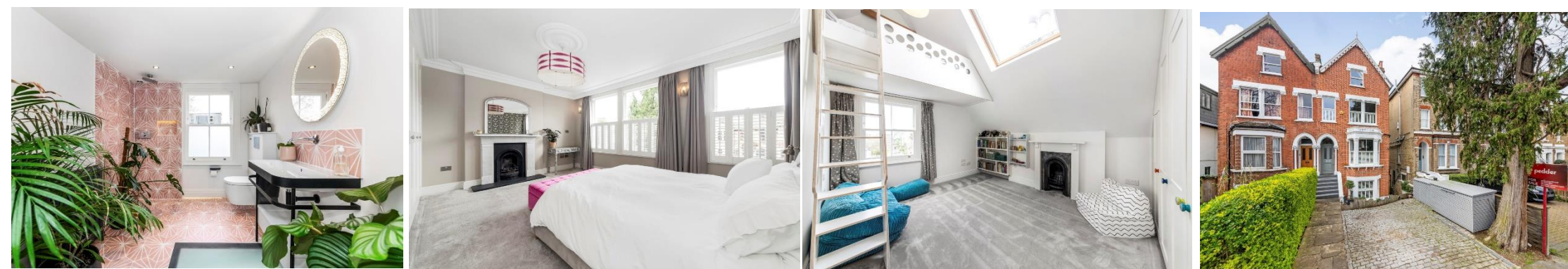
Boasting almost 2,800 Sq Ft of internal space across four floors which have been lovingly and tastefully extended, modernised and maintained by the current owners. There is an additional garden room/studio at the rear of a gorgeous, 60-ft garden which is ideal for hosting and entertaining.

On the upper ground floor is a 30-ft bay-fronted double reception with gorgeous features, a bright study and the first of three family bathrooms. Downstairs to the lower ground floor is a stunning 47-ft triple kitchen-reception room with under-floor heated limestone floors and bi-folding doors leading out onto the landscaped patio. There are four comfortable double bedrooms, a further bedroom and two bathrooms split across the top two floors. The sumptuous 16-ft principal bedroom is complete with fitted wardrobes and adjacent to the stunning bathroom with bespoke roll-top bath and separate shower.

Underhill Road is enviably located for the gorgeous parks and green spaces of Dulwich as well as the excellent primary, secondary and independent schools of SE22 and SE21. There are strong transport links into The City and West End from Forest Hill station (0.8 miles), West Dulwich station (1.3 miles) and East Dulwich station (1.6 miles) as well as strong cycle routes through the neighbouring Dulwich Village and Herne Hill. There are an array of independent shops, bars and restaurants nearby on Lordship Lane, North Cross Road and Croxted Road as well as the art galleries, golf courses and woodland walks.

Onward chain complete.

EPC: C | Council Tax Band: F



Floorplan

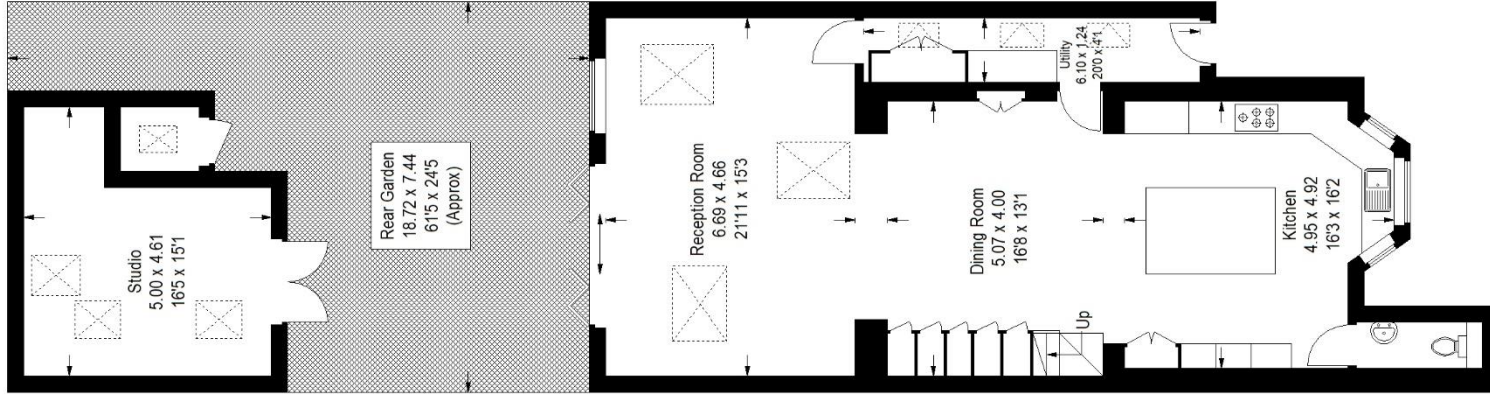
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Underhill Road, SE22

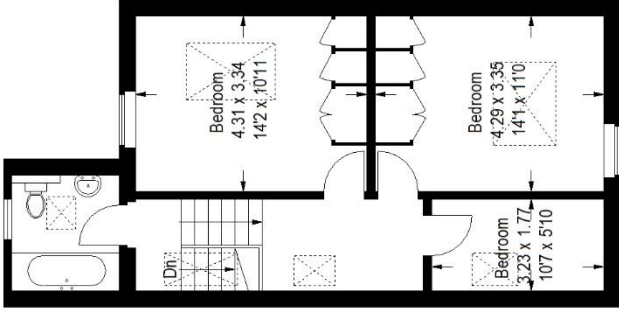
Approximate Gross Internal Area = 259.6 sq m / 2794 sq ft

Studio = 21.5 sq m / 231 sq ft

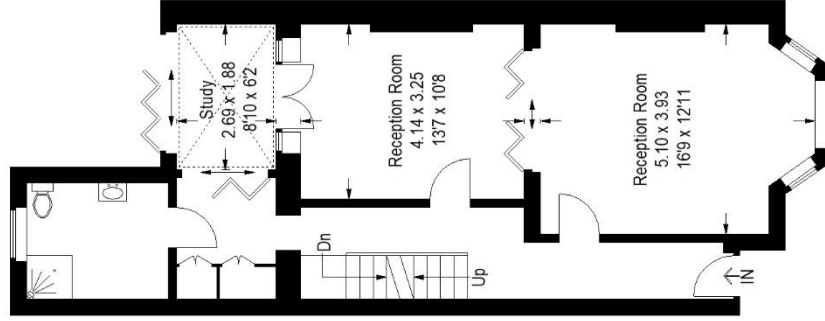
Total = 281.1 sq m / 3025 sq ft



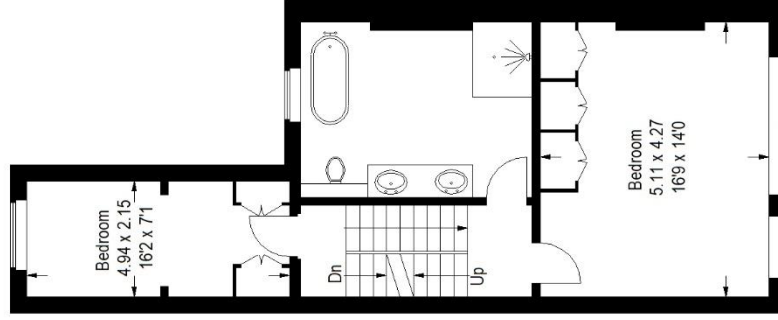
Lower Ground Floor



Second Floor



Ground Floor



First Floor

Copyright www.pedderproperty.com © 2024

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.

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.