

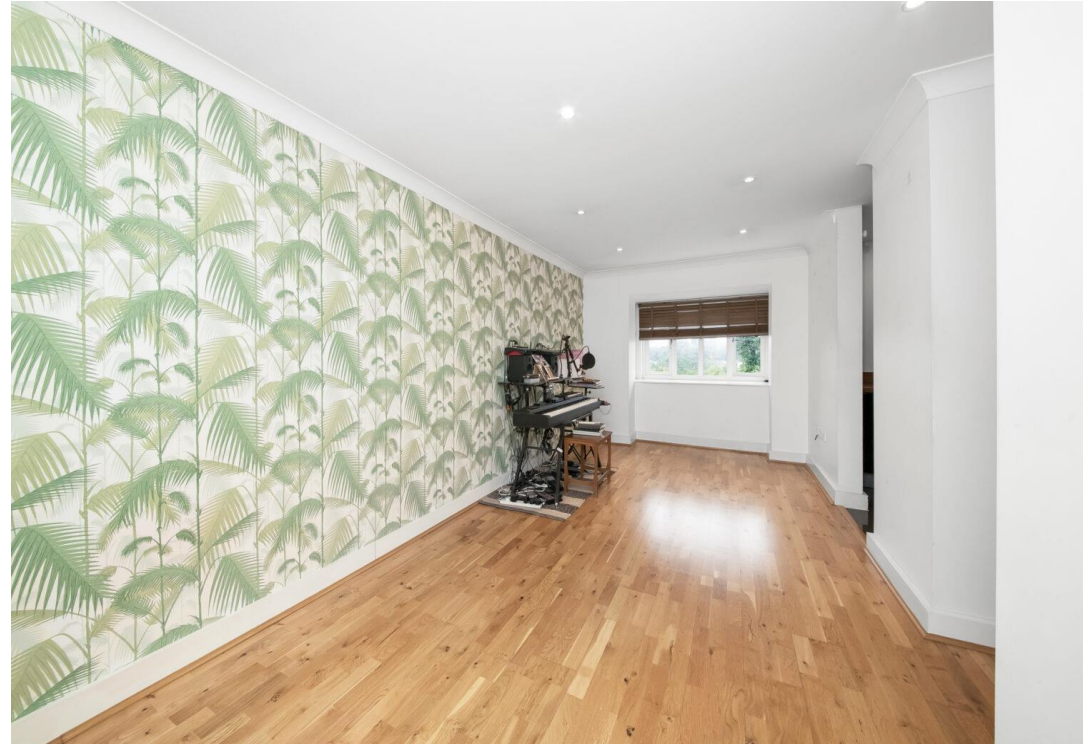


Overhill Road, SE22  
£340,000

0208 702 8222  
[pedderproperty.com](http://pedderproperty.com)

**pedder**







# In general

- One double bedroom
- Purpose-built apartment
- Top floor
- Communal gardens
- Good condition throughout
- CHAIN FREE

# In detail

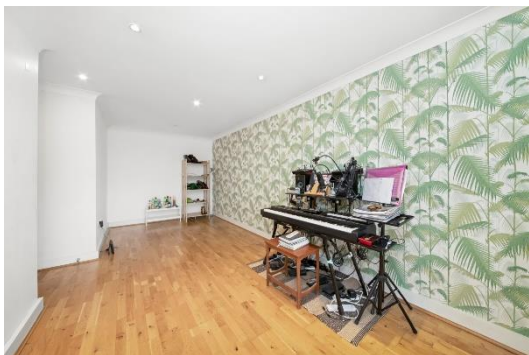
## CHAIN FREE

Beautifully bright and spacious top floor purpose-built apartment ideally located between Forest Hill and East Dulwich.

Boasting over 510 Sq Ft of internal space as well as access onto the communal gardens – Overhill Road offers easy access into The City and West End from Forest Hill station (1 mile) and Honor Oak Park station (1.2 miles) with strong bus and cycle connections through the neighbouring Dulwich Village, Peckham Rye and New Cross. There are a host of parks and green spaces nearby with the independent shops, bars and restaurants of Lordship Lane and North Cross Road.

Set on the second floor of this 2009-built apartment block; there is a 23-ft separate reception with an attached, modern kitchen. There is a family bathroom and comfortable double bedroom with southerly views across Forest Hill and Honor Oak Park. This is an ideal first-time purchase or Buy-To-Let investment, and early viewing is recommended.

EPC: C | Council Tax Band: B | Lease: 105 years remaining | SC: £2,050 | GR: £400 | Buildings Insurance: £ included in service charge



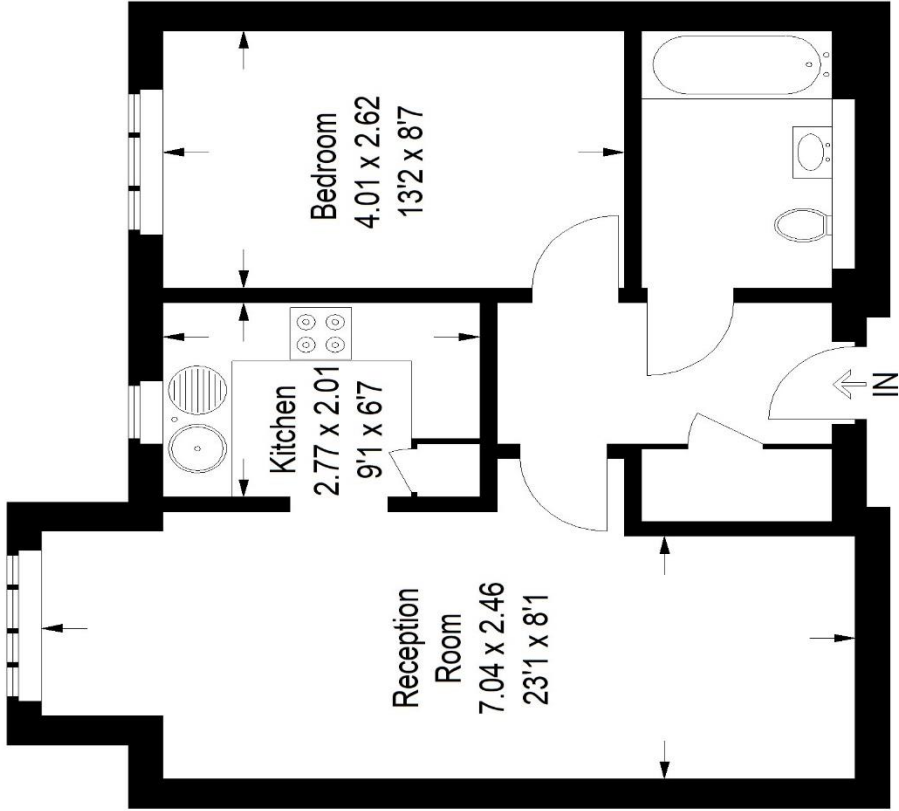
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Floorplan

## Overhill Road, SE22

Approximate Gross Internal Area

47.9 sq m / 516 sq ft



## Second Floor

Copyright [www.pedderproperty.com](http://www.pedderproperty.com) © 2023  
 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.