

Underhill Road,  
East Dulwich  
**SE22**











Set across the first and second floor of this Victorian building, this contemporary home offers plenty of light and space throughout.

To the front of the property is a wonderful light and bright living area with a feature fireplace and plenty of room for entertaining. A contemporary kitchen area sits behind with lots of storage.

The first floor also offers access to the third bedroom and modern family bathroom.

Spread across the second floor are a further two bedrooms and a contemporary shower room, there is also a sunny South facing terrace to the rear.



Approximate Gross Internal Area = 92.8 sq m / 1004 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 7.5 sq m / 81 sq ft  
 Total = 100.8 sq m / 1085 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



## Location

This property is superbly located for the vibrant cafes, bars and restaurants on Lordship Lane and direct transport links into central London.

Various popular primary and secondary schools can be found nearby including the Harris Primary Academy on Lordship Lane Ofsted rating 'Outstanding', Charter East Dulwich Secondary School, Dulwich College, Dulwich Prep, Alleyn's School and James Allen's Girls' School.

For transport, East Dulwich Station (0.9 mile) is close by for Southern services to London Bridge and Charing Cross. Peckham Rye Station (1.3 mile) also offers services to London Victoria, London Bridge and Thameslink services to London St. Pancras International and London Blackfriars. Peckham Rye station also offers Overground services to Canada Water, Shoreditch High Street, Highbury & Islington and Clapham Junction.

All distances are approximate

## Tenure

Share of Freehold

## EPC

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## Guide price

The guide price is available on request

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**We would be delighted to tell you more.**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2021. Photographs and videos dated May 2021.

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