

NO FLIES

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Underhill Road, East Dulwich, SE22

£700,000

Share of Freehold

A spacious, 3 bed apartment with a 60' SW facing private garden in a quiet East Dulwich location



Local Transport

Forest Hill

Approx. 1 mile away
Destinations: **London Bridge, Clapham Junction, Victoria, Highbury & Islington and Canada Water (for connection to Canary Wharf).**

40, 176, 185, 197, P13 & 363

Approx. 500 mtrs away
Destinations: **Peckham Rye (for connection to Blackfriars) London Bridge, Waterloo, Vauxhall and Victoria.**

Three bedrooms

Off street parking

60' SW facing garden

Chain free

This lovely, ground floor three bedroom apartment is to be found towards the southern end of Underhill Road within a period double fronted property. The location is very peaceful and verdant yet within striking distance of several local high streets. The property would be ideal for both a couple or a family.

The apartment offers off street parking but, if you wish to leave the car at home, it is a short walk from the southern end of Lordship Lane. Here you can take a bus for a short ride into either Forest Hill or East Dulwich where you can pick and choose amongst the many restaurants, bars and independent shops as well as take advantage of the weekly North Cross Road market.

As well as offering three bedrooms the apartment also has a large basement room with ensuite shower, which is suitable for a number of uses including cinema room, play room, occasional spare bedroom or office.

Forest Hill station is approximately a 15 minute walk away (where you will find direct trains to Victoria and London Bridge stations and access to the London Overground with connections to the tube services to Canary Wharf). East Dulwich railway station (which provides direct services into London Bridge (c.13mins)) is within a ten to fifteen minute bus ride along Lordship Lane on bus routes that can, alternatively, take you directly to Victoria, Waterloo and London Bridge.

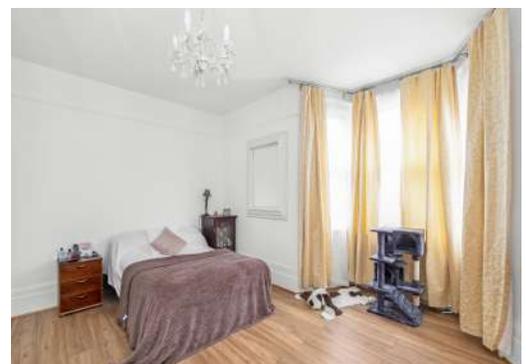
You approach the property through the front garden along the paved path and enter into the communal hallway via entryphone. From the communal hallway the door to the apartment is in front of you. Upon entering the apartment you find yourself in the entrance lobby, with its solid wooden flooring which extends throughout large parts of the apartment. From the entrance lobby, which has a large built-in storage cupboard, the bedrooms and the reception room are to your left.

Immediately on your left is the first of the bedrooms. This is a large double room with the high ceilings typical of properties of this period, some original built-in storage as well as a period picture rail. A double glazed sash window looks out from this room onto the front garden.

Upon leaving the first bedroom you enter the reception room. Again, this has lovely high ceilings with a glazed panelled door (with original shutters) and window looking out onto the private rear garden. From the reception room there are doors into the second and third bedrooms.

The second bedroom is an extremely spacious double room with a bay window looking out onto the front garden. There is also a large and impressive open fireplace in this room as well as a period picture rail and, again, high ceilings.

Adjacent to the second of the bedrooms is the third bedroom. This is a double room with a period style fireplace with gas coal effect fire. From this room double, fully glazed French windows (fitted with original shutters) lead out onto the rear garden.



Returning to the entrance lobby of the apartment, you turn left and pass the door down into the basement space and a further original storage cupboard before entering a utility area which is plumbed for a washing machine and dryer. From this utility area a door leads into the bathroom. The bathroom is fitted with a white three-piece suite comprising bath with over bath shower, low-level WC and hand basin. There is also a heated towel rail.

Returning to the utility area a door leads into the kitchen/diner. This is fitted with a range of pale yellow modern units with a granite effect work surface. There is an integrated 5 ring range cooker and dishwasher with space for a freestanding fridge freezer. At the rear of the kitchen there is a large breakfast bar. From the kitchen there are doors and windows to both aspects leading out onto the rear garden.

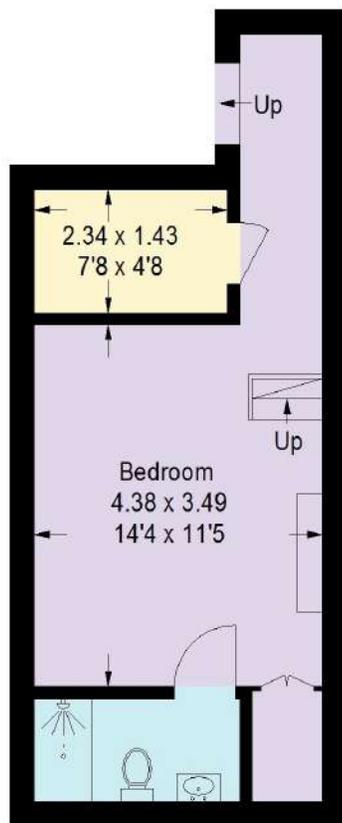
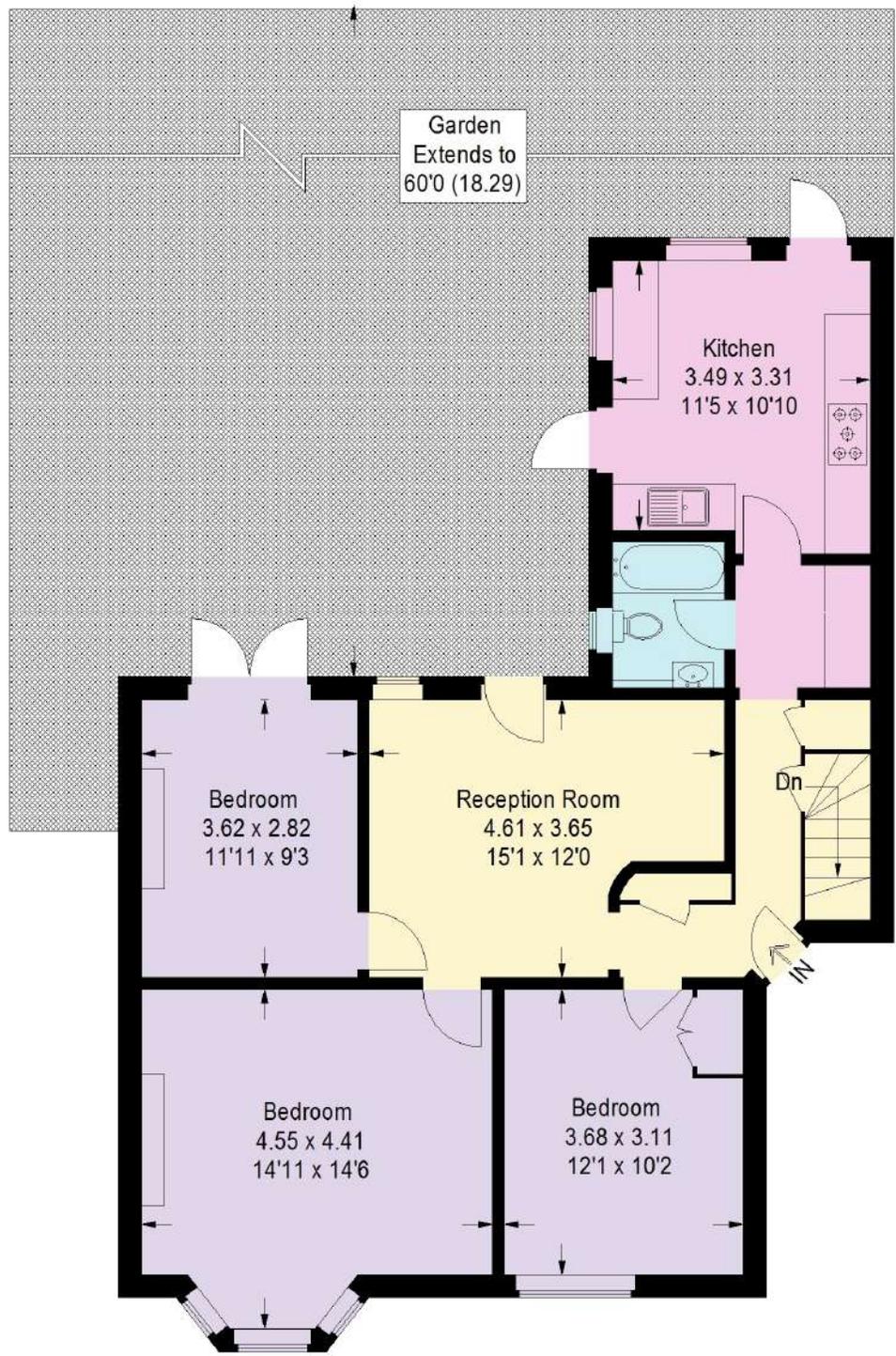
A major selling point of this apartment is the extensive basement space which has been fully tanked to provide a versatile and spacious additional living area. In this basement area you will find additional storage as well as a large room with wooden flooring and an ensuite bathroom. The bathroom is fitted with a white three-piece suite comprising handbasin, low-level WC and a large walk-in shower enclosure. There is also a heated towel rail.

Externally the property benefits from an extensive and splendid south-west aspect rear garden. From both aspects of the kitchen there are entrance doors out onto paved patio areas, one of which has a built-in awning. Both of these provide the perfect sunny spot for outside dining or entertaining during the summer months. Leading on from the patio areas there are further areas of hardstanding on which there are storage sheds and a summerhouse and the rear part of the garden is laid to lawn which in turn leads onto a shingled area planted with mature trees. From the garden a gateway leads out onto a side passageway, which allows larger items to be brought directly into the garden without having to pass through the apartment.

This is a very spacious apartment offering lots of adaptable space in a quiet yet convenient location. It is being sold chain free and comes with a share of the freehold. Your early viewing is recommended.

Underhill Road SE22

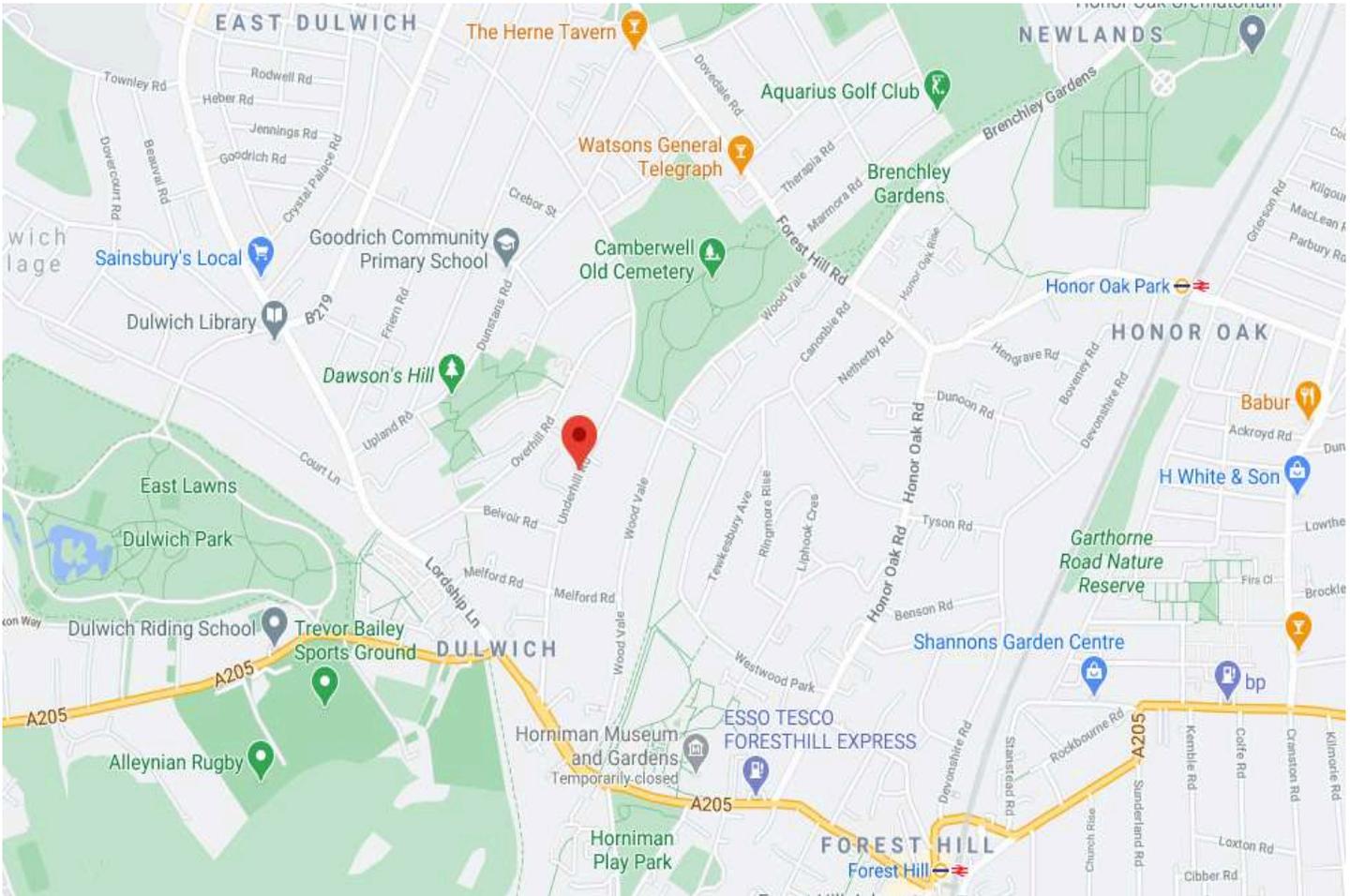
Approximate Gross Internal Area
Basement = 28.0 sq m / 301 sq ft
Ground Floor = 84.3 sq m / 907 sq ft
Total = 112.3 sq m / 1208 sq ft



Basement

Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID732340)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

To arrange a viewing of this property please call us on 020 7737 8047 or visit www.no-flies.co.uk for further details.

Viewing strictly by appointment only with No-Flies.