



UNDERHILL ROAD, EAST DULWICH, SE22
£450,000 LEASEHOLD

**A BEAUTIFULLY PRESENTED ONE-BEDROOM
 GROUND-FLOOR GARDEN FLAT SITUATED IN
 THE HEART OF EAST DULWICH.**

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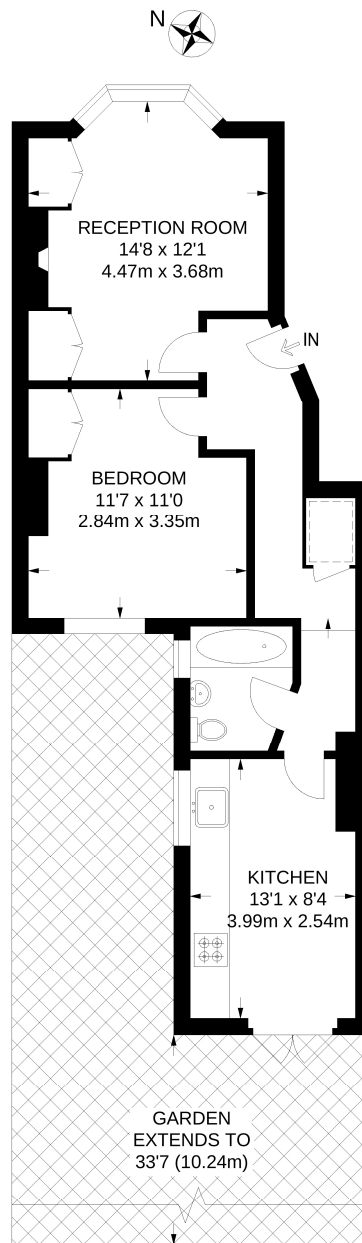
DESCRIPTION:

A beautifully presented one-bedroom, ground-floor garden flat situated in the heart of East Dulwich, close to Peckham Rye Park. The property boasts a bright and well-presented reception with wood flooring, built-in alcove cupboards and Original Victorian sash bay windows. It also has a good-sized double bedroom, contemporary bathroom and a modern kitchen-diner that leads out onto a well-established, private South West facing garden. It's a must-see property with potential to extend to a two-bedroom flat (STP). The property is located in close proximity to the bars and restaurants on Lordship Lane and transport links directly into Central London via East Dulwich or alternatively Peckham Rye with links onto the East London extension tube line.

AT A GLANCE

- One Double Bedroom
- Ground Floor
- Beautifully Presented
- Original Features Throughout
- Kitchen-Diner
- Modern Bathroom
- Garden
- Close to Peckham Rye Park





GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
512 SQ FT / 47.6 SQ M

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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