

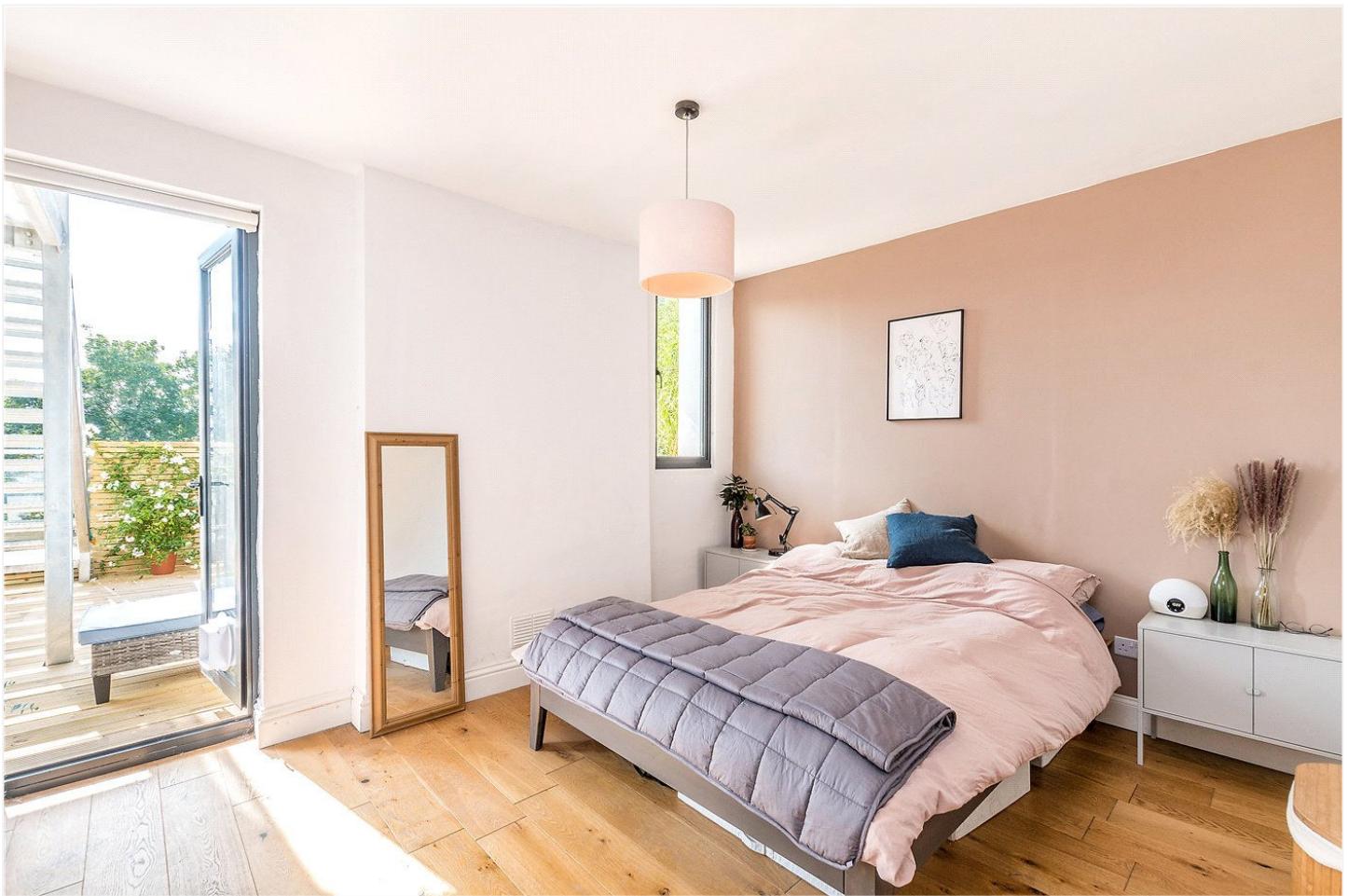


OVERHILL ROAD, EAST DULWICH, SE22
OFFERS OVER £600,000 LEASEHOLD

A STUNNING THREE DOUBLE BEDROOM
GROUND FLOOR MAISONETTE SITUATED IN
A FANTASTIC LOCATION IN EAST DULWICH.

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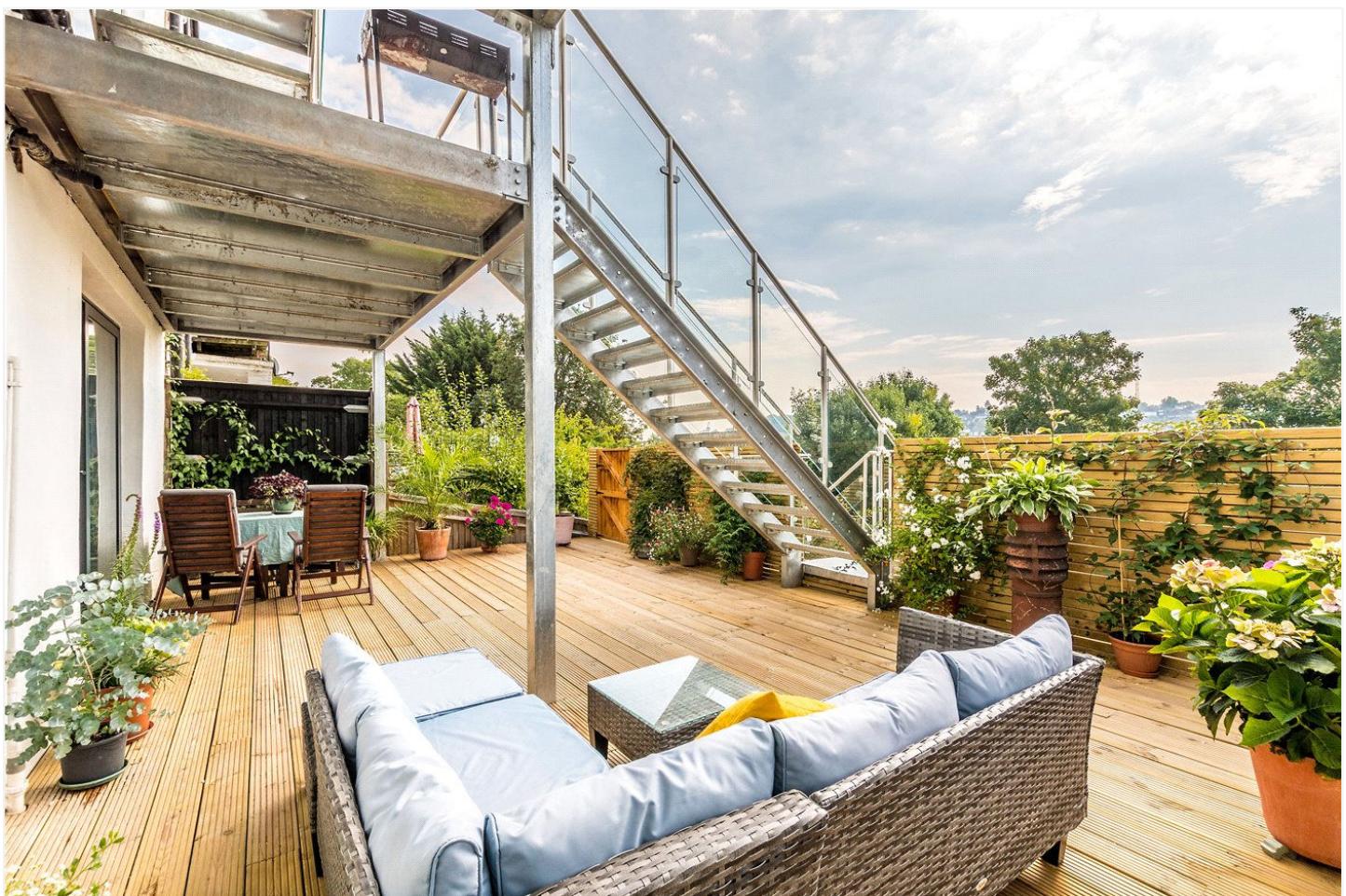


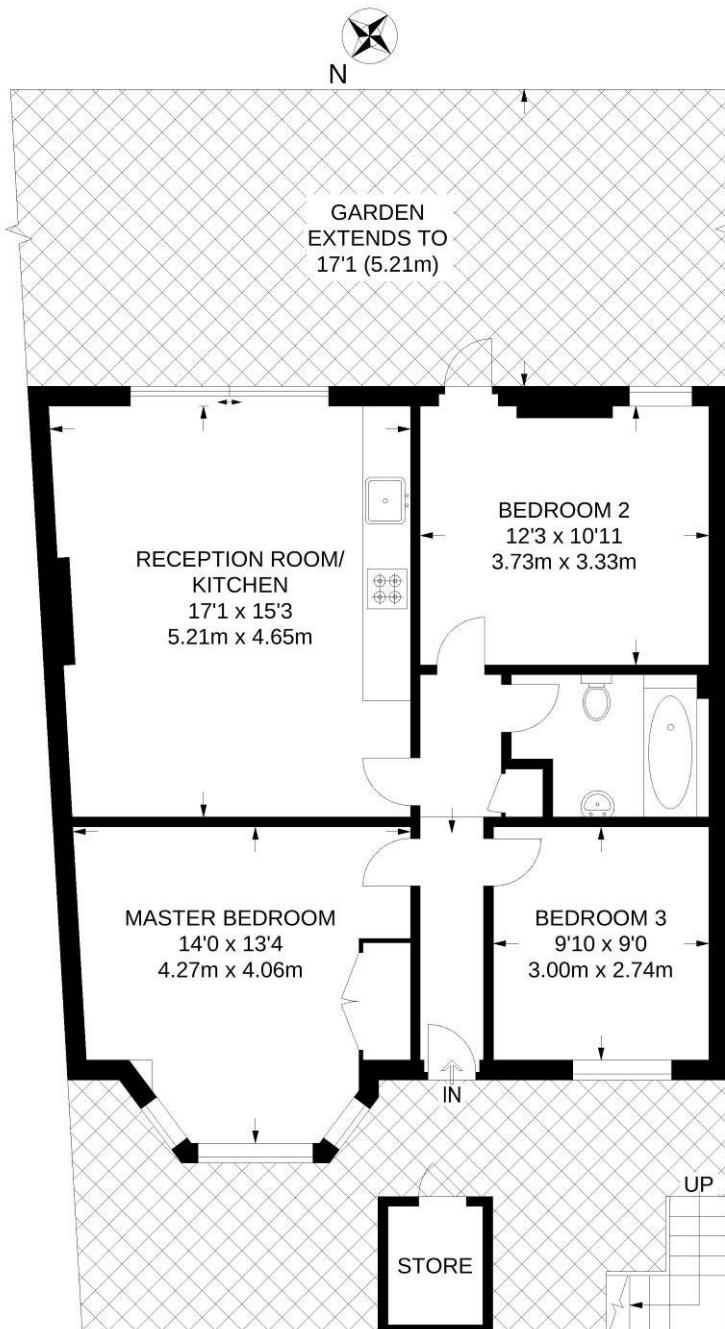
DESCRIPTION:

A stunning three double bedroom ground floor maisonette situated in a fantastic location in East Dulwich. This large, bright, immaculate, three double bedroom, double fronted ground floor garden maisonette has recently been refurbished to an impeccable standard. Comprising two large double bedrooms situated to the front of the property, with the master set within a large bay window, finished with engineered wood flooring throughout and high-end fixtures and fittings. The third bedroom is situated to the rear with lovely views and direct access to the large patio garden to rear. The open plan kitchen/ diner is stunning, furnished with a brand new fully fitted kitchen, ample storage and built in appliances. The open plan kitchen/ living boasts direct access through sliding doors out to a very impressive patio garden with impeccable views towards Dulwich and Sydenham golf course and Forest Hill. Transport links are provided via plenty of local stations, Forest Hill, East Dulwich and West Dulwich. For the over ground, a short bus journey to Denmark Hill gives you access to major London terminals.

AT A GLANCE

- Three Double Bedrooms
- Ground Floor
- Maisonette
- Large Reception Room/Kitchen
- Bathroom
- Private Garden





LOWER GROUND FLOOR

**APPROXIMATE GROSS INTERNAL AREA
773 SQ FT / 71.8 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		
(A>)	A	
(B1-B1)	B	
(B2-B3)	C	
(B4-B5)	D	
(B6-B7)	E	
(B8-B9)	F	
(G1-G2)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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