



**OVERHILL ROAD, EAST DULWICH, SE22  
OFFERS IN EXCESS OF £425,000 LEASEHOLD**

**A STUNNING ONE-BEDROOM, RAISED  
GROUND FLOOR FLAT, SITUATED IN A QUIET  
LOCATION IN SE22.**

Dulwich | 020 8299 2722 | [dulwich@winkworth.co.uk](mailto:dulwich@winkworth.co.uk)

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## DESCRIPTION:

A stunning one-bedroom, raised ground floor flat, situated in a quiet location in SE22. This charming flat is offered to the market chain free, boasting a spacious double bedroom, very large reception, fully fitted kitchen, and bathroom. The property benefits from a private terrace with the most spectacular views of the London skyline. The property is situated on Overhill Road in the centre of East Dulwich, a short walk from Lordship Lane with an impressive array of shops, bars, and restaurants. Dulwich Village and West Dulwich are within a short 10-15 minute walk. Transport links are provided via Forest Hill for the East London line, East Dulwich for direct links to London Bridge, or a short bus to Denmark Hill for the overground. This is a stunning flat and early viewings are highly advised.

Leasehold: 82 years

Service Charge: £0

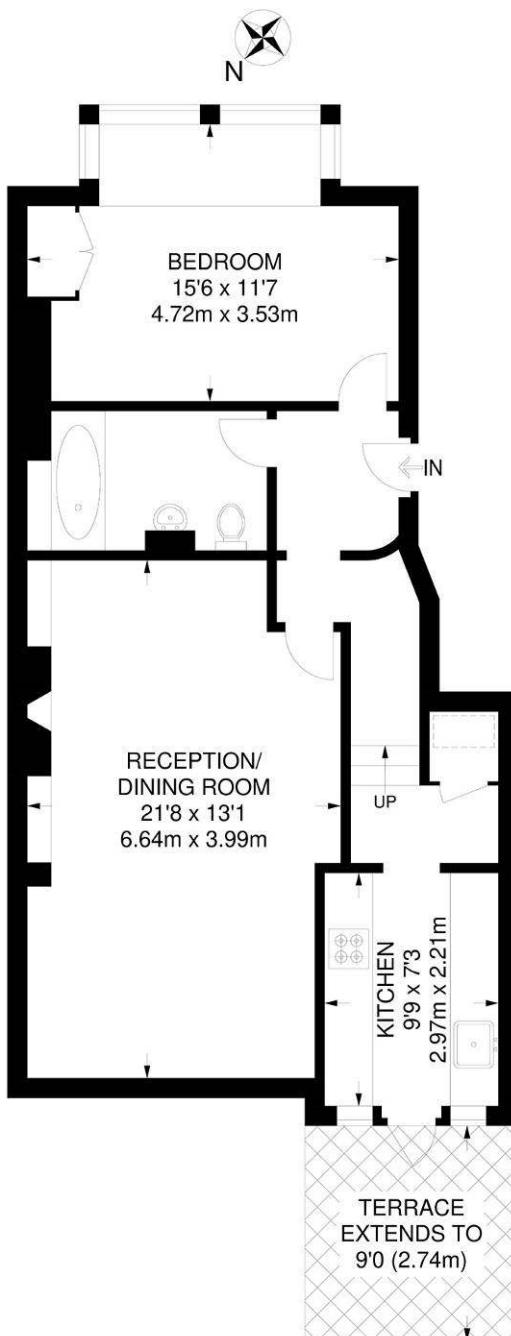
Ground Rent: £0

Council Tax Band C

## AT A GLANCE

- One Bedroom
- Raised Ground Floor Flat
- Large Reception Room
- Modern Kitchen & Bathroom
- Private Terrace
- Leasehold
- Chain Free





**RAISED GROUND FLOOR**  
**APPROXIMATE GROSS INTERNAL AREA**  
**675 SQ FT / 62.7 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>)	<b>A</b>	
(B1-B1)	<b>B</b>	
(B2-B3)	<b>C</b>	
(B4-B5)	<b>D</b>	
(B6-B7)	<b>E</b>	
(B8-B9)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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