



**BREDINGHURST, OVERHILL ROAD, EAST DULWICH, SE22**  
**£390,000 LEASEHOLD**

## **A SPACIOUS SPLIT-LEVEL FLAT, SITUATED IN A SOUGHT-AFTER BLOCK IN SE22, BOASTING PANORAMIC VIEWS OF LONDON.**

### **DESCRIPTION:**

A spacious split-level flat, situated in a sought-after block in SE22, boasting panoramic views of London. This spacious, two double bedroom split level apartment is situated in the centre of East Dulwich with views across the whole of London including the London Eye and The Shard. The property offers a large amount of living space with over 750sq ft. Comprises a spacious kitchen, a large reception room, and stairs leading to two double bedrooms and a modern bathroom. The development boasts extensive communal gardens and children's play areas. It is perfectly situated to benefit from easy access to local amenities on Lordship Lane as well as the wide-open green spaces of Dulwich Park. Transport links are provided via East Dulwich into London Bridge, Forest hill station for the East London line, or multiple bus links into the city. This is a wonderful flat in a superb location.

### **AT A GLANCE**

- Two Bedroom Flat
- Split Level Flat
- Reception Room
- Separate Kitchen
- Bathroom
- Leasehold
- Communal Gardens

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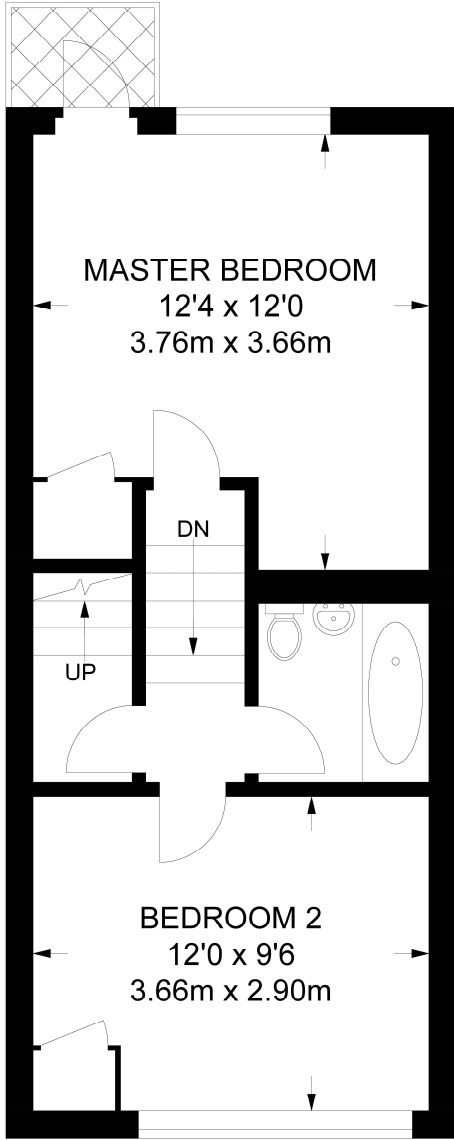
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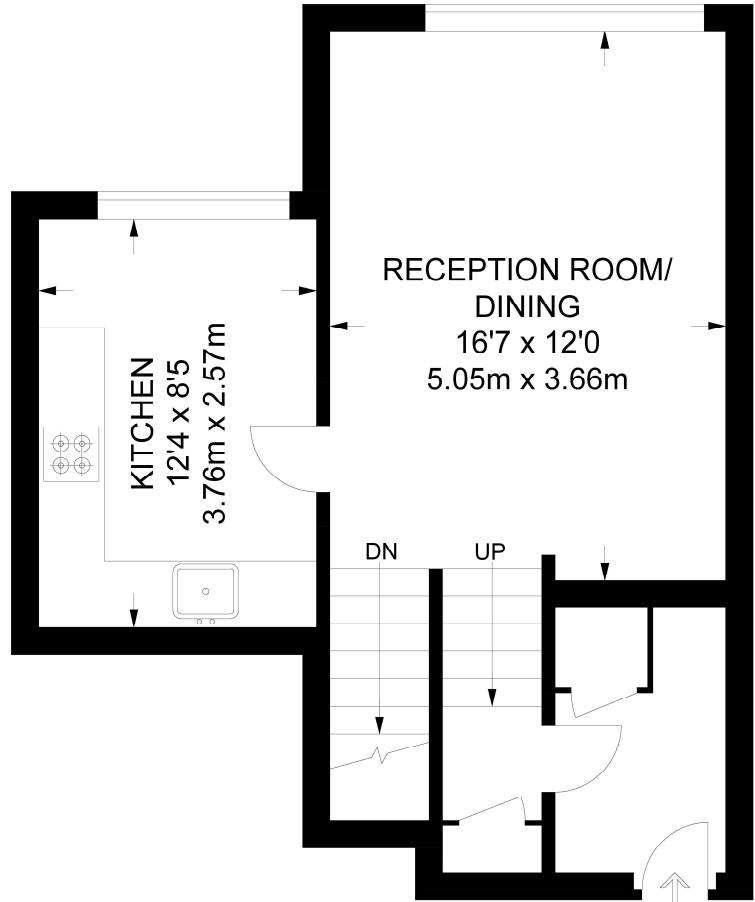








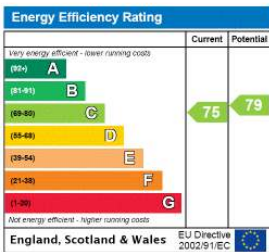
**SECOND FLOOR**  
354 SQ FT / 32.9 SQ M



**THIRD FLOOR**  
409 SQ FT / 38 SQ M

**APPROXIMATE GROSS INTERNAL AREA**  
763 SQ FT / 70.9 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.



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