



**OVERHILL ROAD, EAST DULWICH, SE22**  
**OFFERS IN EXCESS OF £600,000 LEASEHOLD**

**ONE OF THE BEST SPLIT-LEVEL PENTHOUSES  
 AVAILABLE TO THE MARKET IN SE22  
 BOASTING VIEWS OF THE LONDON SKYLINE.**

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

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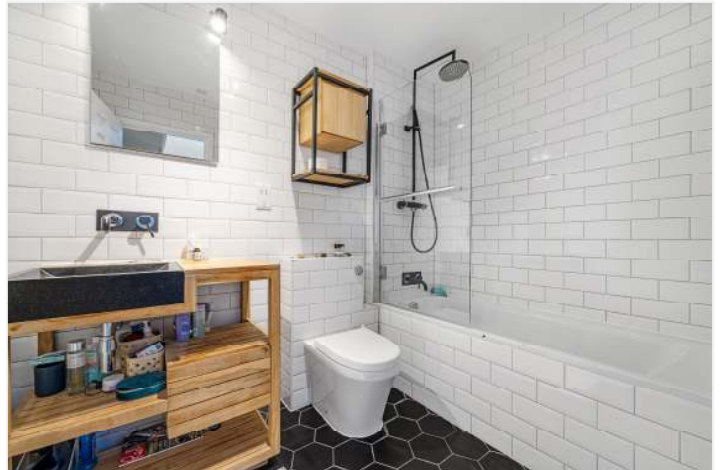
## DESCRIPTION:

One of the best split-level penthouses available to the market in SE22. Situated in a very popular new build development and boasting some of the best skyline views in London is this stunning, two double bedroom, split level flat with a private balcony and garage. Offered to the market chain-free and in fantastic condition, this property is a certain must-see. Two double bedrooms and a family bathroom furnish the entry floor, both bedrooms overlooking the London Skyline, a winding staircase takes you up to the living area, boasting an impressive fully fitted kitchen, complete with built-in appliances and stunning wood flooring. The reception is the breath taker, boasting high ceilings, wood flooring, and a spacious private balcony. The property further boasts communal gardens and a private garage. Peckham Rye Park, Dulwich Park, and the Horniman Museum and Gardens are a short walk away, as are the vibrant bars, restaurants, and pubs on Lordship Lane. Transport links to Central London are provided via East Dulwich for direct links to London Bridge, Honor Oak Park, or Forest Hill station for the East London Line.

## AT A GLANCE

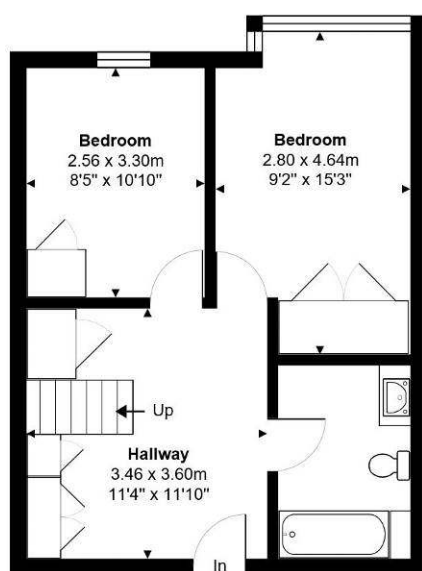
- Two Double Bedrooms
- Split Level Penthouse Flat
- Bright & Spacious Reception
- Modern Kitchen
- Bathroom & Shower Room
- Communal Garden
- Private Garage
- Leasehold





## Cityview Court, Overhill Road, East Dulwich, SE22

Total Area: 96.6 m<sup>2</sup> ... 1040 ft<sup>2</sup>



Ground Floor



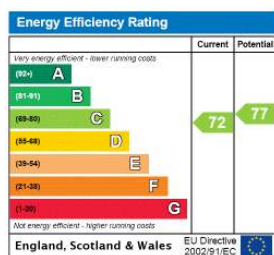
Communal Garden



First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated.

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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