



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

**A STUNNING ONE BEDROOM LOWER GROUND FLOOR GARDEN FLAT, SITUATED IN A POPULAR LOCATION IN SE22.**

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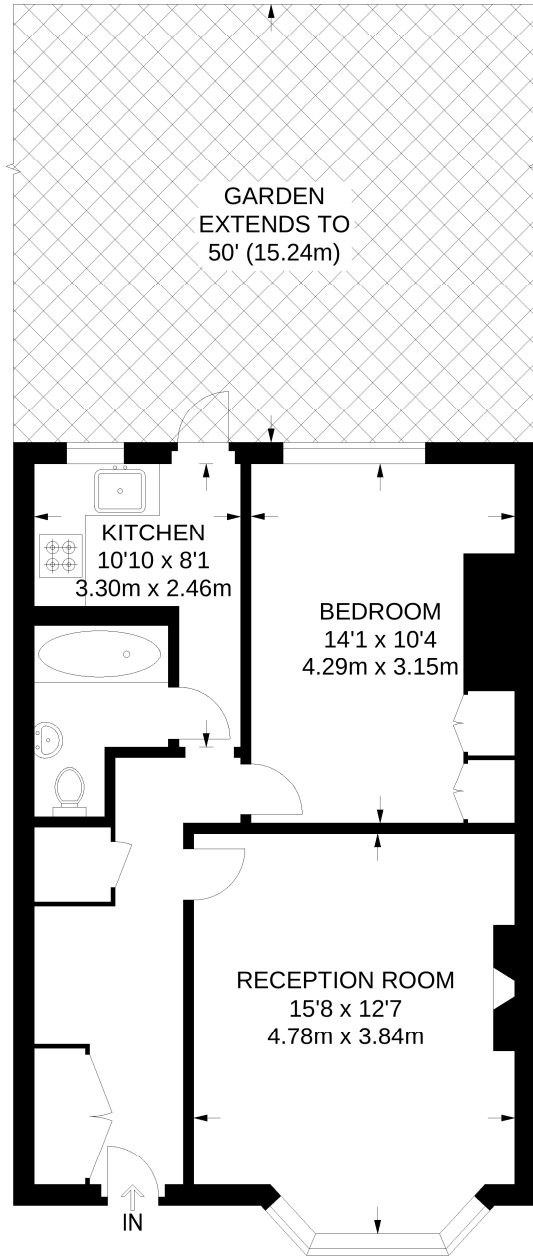
## DESCRIPTION:

A stunning ground floor garden flat, situated in a handsome double fronted Victorian house in a popular location in SE22. This generously sized one bedroom garden flat which is set on the popular leafy Underhill Road is within close proximity to parks, restaurants and local amenities. The property boasts a spacious front entrance, leading onto a large sitting room perfect for entertaining. The flat features original wooden floors, high ceilings and ample storage. With a newly refurbished bathroom, kitchen and private garden it makes for a great hosting space and cosy place to call home. The garden is truly magical and not at all overlooked, and it's generously sized allowing the flat to be extended (STPP) so perfect for those who want to put their own stamp on a property. The property is within equal proximity to both Honor Oak and Forest Hill stations on the East London line or Peckham Rye/East Dulwich station for direct links into London Bridge and the Overground. This is a fantastic opportunity and early viewings are highly advised.

## AT A GLANCE

- One Double Bedroom
- Lower Ground Floor Flat
- Large Reception
- Modern Kitchen & Bathroom
- Leasehold
- Private Garden
- Close To Peckham Rye Park

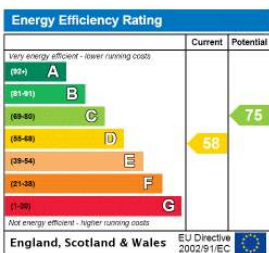




LOWER GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
545 SQ FT / 50.6 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.



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