Overhill Road, SE22 | Offers In Excess Of £475,000

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In General

- Two double bedrooms
- Period conversion
- First floor, with loft access
- Potential to extend STPP
- Over 780 Sq Ft
- Good condition throuout
- Share of Freehold
- Unallocated off-street parking
- CHAIN FREE

In Detail

CHAIN FREE - Charming, spacious and beautifully-bright two bedroom period conversion on this leafy residential road ideally located between Forest Hill and East Dulwich, SE22.

Boasting over 780 Sq Ft of internal space on the first floor of this striking period building which has been lovingly maintained by the current owner - there is a 13x13 ft reception room with gorgeous ceiling heights and a feature fireplace as well as a separate 11x8 ft eat-in kitchen. There are two comfortable double bedrooms - including the 13 ft principal bedroom at the rear of the property with south-easterly views over the valley towards SE23. The outlook at the front is towards the brutalist master piece of Dawson's Heights.

Overhill Road is enviably-located for the excellent parks and green spaces nearby - including Dulwich Park and Horniman Gardens - as well as the independent shops, bars, restaurants and coffee shops of Lordship Lane and London Road. There are strong transport links into The City and West End from East Dulwich station (1.5 miles) and Forest Hill station (1.8 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

There is access into a large loft - which is not demised to the property, but could be an exciting option for an extension subject to planning permission and freeholder consent.

EPC: D | Council Tax Band: C | Lease years remaining: 962 | GR: £100 pa | SC: Nil | BI: £308 pa

Floorplan

Overhill Road, SE22
Total* = 80.0 sq. m / 860.6 sq. ft
First Floor = 72.7 sq. m / 782.1 sq. ft
Ground Floor = 7.3 sq. m / 78.5 sq. ft
[ ] = Reduced head room below 1.5m

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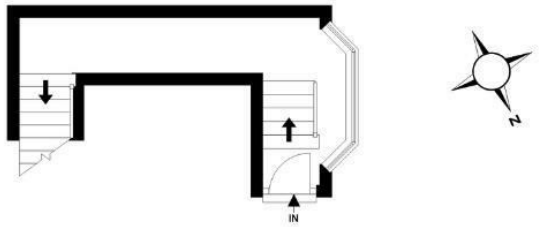
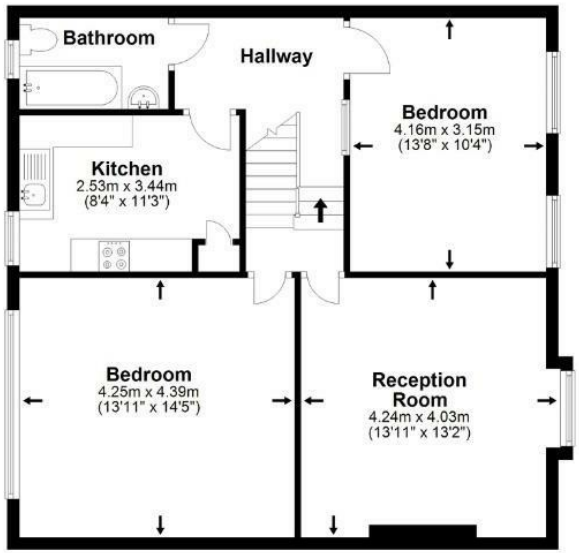
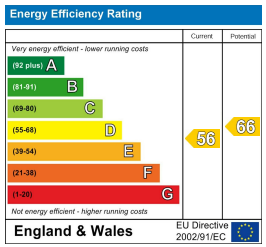
Ground Floor



First Floor



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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