



Overhill Road, SE22 | £450,000

02087028222

eastdulwich@pedderproperty.com

pedder
We live local



In General

- Two double bedrooms
- Private balcony
- Large communal garden
- Rooftop and City skyline views
- Over 720 Sq Ft
- Potential to remodel and gently modernise
- Allocated off-street parking
- CHAIN FREE
- Share of Freehold

In Detail

CHAIN FREE - Charming, characterful and spacious two double bedroom purpose-built apartment in this desirable modern block between Forest Hill and East Dulwich, SE22.

Cityview Court, Overhill Road is enviably located for the independent shops, bars, restaurants and coffee shops of Lordship Lane and London Road as well as the gorgeous parks and green spaces - including the glorious Dulwich Park and Horniman Museum and Gardens.

There are strong transport links into The City and West End from Forest Hill station (1.2 miles), Honor Oak Park station (1.2 miles) and East Dulwich station (1.4 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Camberwell and Peckham Rye.

Boasting over 720 Sq Ft of internal space which has been lovingly maintained by this long-standing owner - this ground floor apartment was the original showhome and offers scope to remodel and gently modernise in places. There is a 20x15 L-shaped reception room which leads out onto the private balcony with views over the large communal gardens and towards the City skyline. There are two comfortable double bedrooms with fitted wardrobes and a large family bathroom as well as hallway storage.

The property further benefits from allocated off-street parking, and a share in the newly-acquired freehold. *Underlying lease being extended to 999 years.

EPC: D | Council tax band: C | Lease: *999 years remaining | SC: £2,452.92 pa | GR: Nil | BI: incl. in SC

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

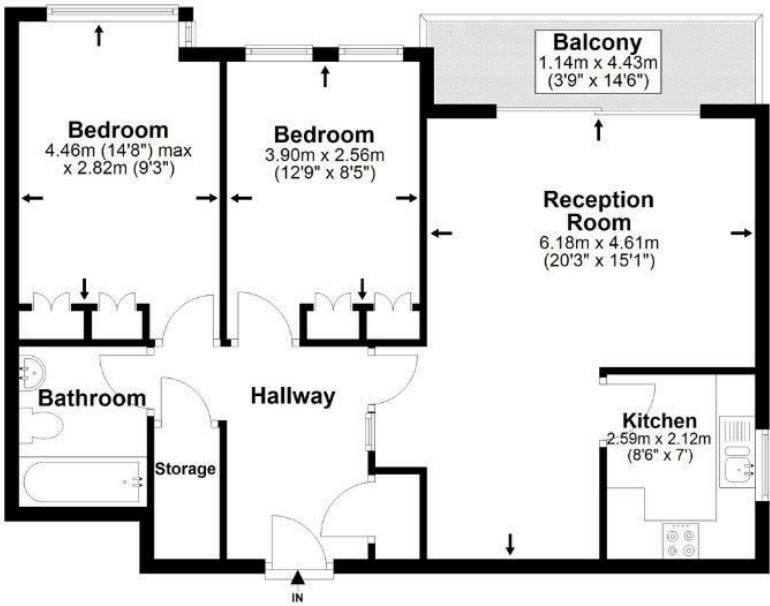
302

Floorplan

Cityview Court, SE22
Total* = 67.4 sq. m / 725.3 sq. ft
Ground Floor = 67.4 sq. m / 725.3 sq. ft
[] = Reduced head room below 1.5m



Ground 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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
81-101 B		
69-80 C		
55-68 D	63	64
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.