



Overhill Road, SE22 | £325,000

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In General

- One double bedroom
- Period conversion
- Top floor - with potential to extend (STPP)
- Over 615 Sq Ft
- Good condition throughout
- Desirable, residential road
- Share of Freehold
- CHAIN FREE

In Detail

CHAIN FREE - Charming, spacious and beautifully-bright period conversion at the top of this gorgeous double-fronted Victorian building ideally located between East Dulwich and Forest Hill.

Overhill Road is enviably located for the stunning parks and green spaces as well as the strong transport links into The City and West End from Honor Oak Park station (1 mile), Forest Hill station (1 mile) and East Dulwich station (1.4 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Peckham Rye and Camberwell.

There are a choice of independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road as well as the incredible Horniman Museum and Gardens.

Boasting over 615 Sq Ft of internal space, this well-maintained property is ready for you to put your own stamp on with potential to extend into the loft space and add a roof terrace, subject to planning permission. There is a 17x15 ft reception room with partial far-reaching cityscape views towards London adjacent to the 13x12 eat-in kitchen. There is a comfortable double bedroom and a large, bright shower room as well as ample storage.

Share of freehold.

EPC: D | Council tax band: B | Underlying Lease: 993 years remaining | GR: Nil | SC: Nil | BI: £495.00 pa

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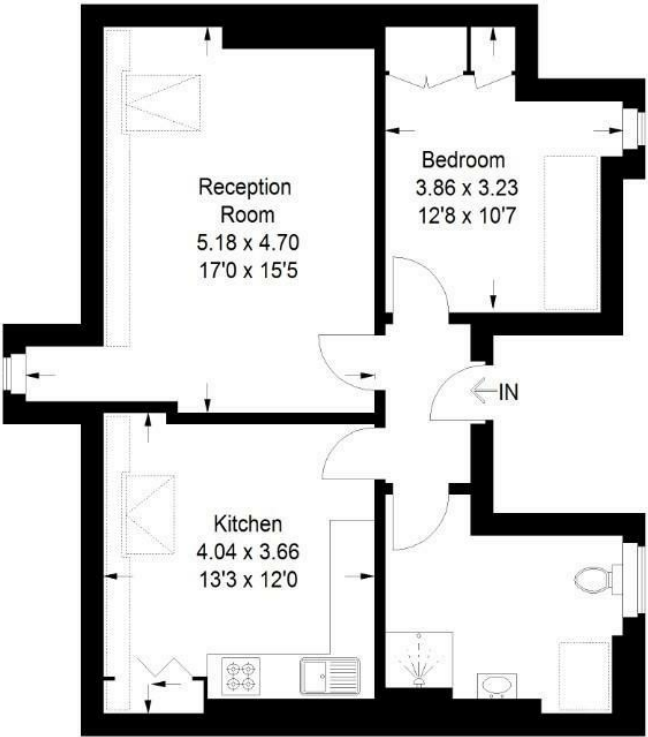
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Floorplan

Overhill Road, SE22


Approximate Gross Internal Area
57.5 sq m / 619 sq ft

 = Reduced headroom below 1.5 m / 5'0



Second Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
81-101 B		
69-80 C		
55-68 D	59	65
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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