

**HARVEY &
WHEELER**
ESTABLISHED 1855

FLAT C, 81 OVERHILL ROAD
EAST DULWICH SE22 0PQ



A well presented split-level apartment set on a desirable tree-lined residential street off Lordship Lane near Dulwich Park, Dulwich Picture Gallery and Horniman Museum & Gardens.

The apartment offers approximately 1,271 sq ft (118 sq m) of well planned accommodation.

Accessed via a private entrance beyond the front door, stairs lead to the first-floor landing, where the south-west facing living space comprises a spacious reception room with a contemporary fitted kitchen and dining space on a mezzanine-level.

There are three double bedrooms, including one featuring a bay window, and a top-floor principal bedroom with en suite shower room. The family bathroom is on the first floor.

The area is particularly well regarded for both state and private schools, including Horniman Primary School, Fairlawn Primary School, Harris Boys' Academy East Dulwich and Harris Girls' Academy East Dulwich.

Transport links are excellent, with numerous bus routes providing direct access into central London. Nearby train stations include East Dulwich (direct services to London Bridge), Forest Hill and Honor Oak Park, offering connections to London Bridge, Canada Water, Shoreditch and Highbury & Islington.

The lease is 125 years from 25 March 1986. EPC Rating D. Tax Band F.

ACCOMMODATION

3 Double bedrooms	Reception room
En suite shower room	Kitchen and dining area space
Family Bathroom	Chain-free

£700,000







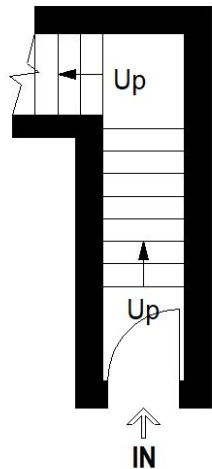
Overhill Road, SE22

Approximate Gross Internal Area = 118.08 Sq m / 1271 Sq ft

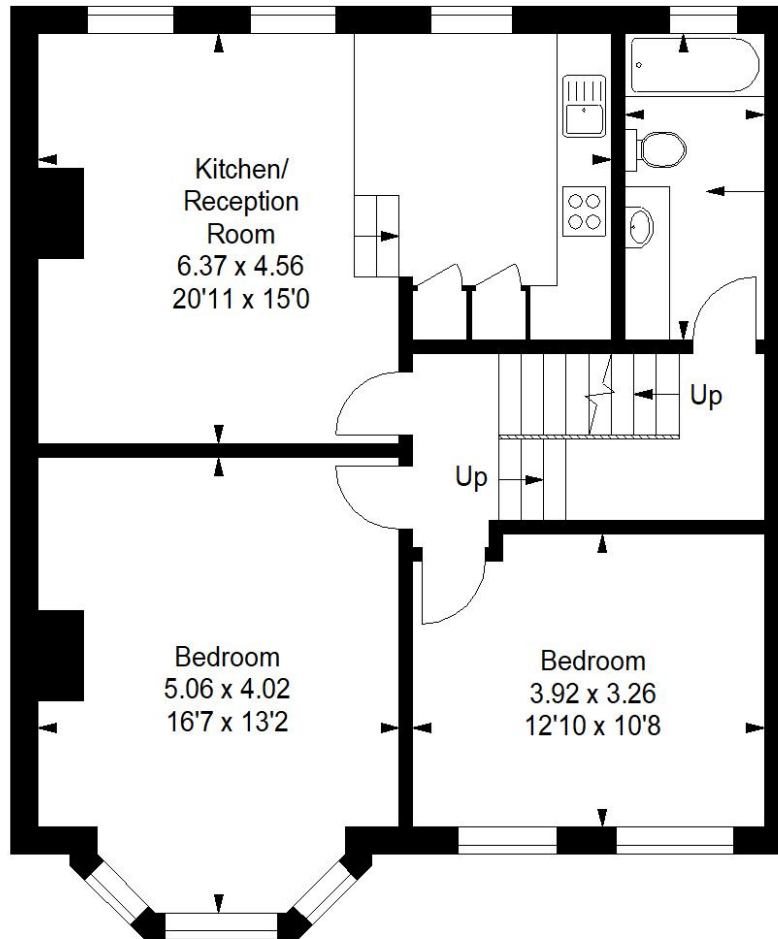


 = Reduced headroom below 1.5m / 5'0

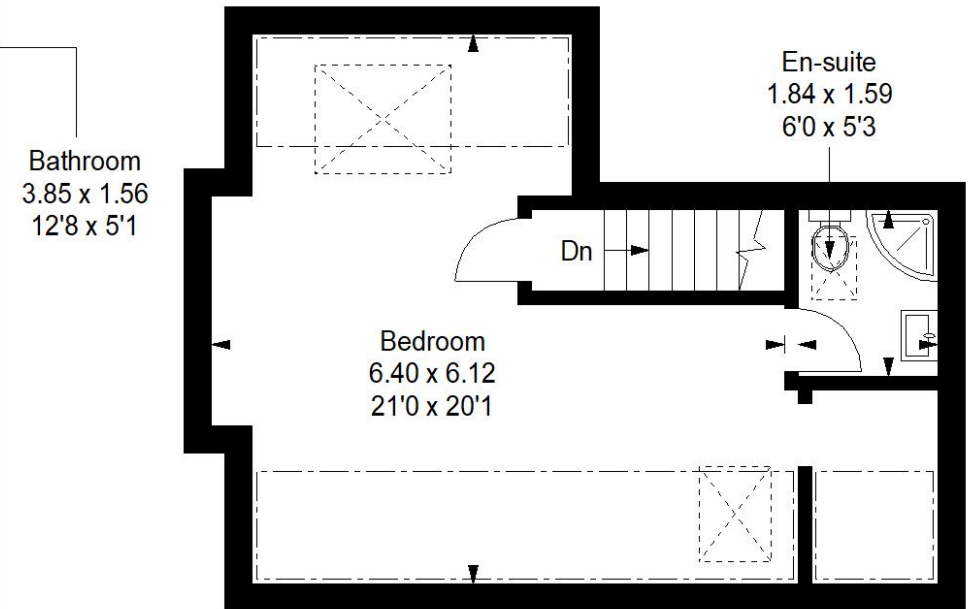
 = Sky Light



**Ground Floor
Entrance**



First Floor



Second Floor

This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Viewing is recommended, but strictly by appointment with Sole Agents

harveywheeler.com

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.



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