HARVEY &
WHEELER
ESTABLISHED 1855
146 BREDINGHURST, OVERHILL ROAD, SE22 0PN

A well-proportioned one-bedroom split-level flat extending to approximately 534 sq ft / 49.61 sq m, forming part of the distinctive Bredinghurst Estate, SE22.

Occupying a pleasant position within this notable mid-century development, the property benefits from a south-west facing balcony that is surrounded by attractive communal gardens and green open spaces.

The accommodation is arranged over two floors and comprises a reception room with direct access to the balcony, a separate fitted kitchen, double bedroom and bathroom. Large windows to the principal room allows for plenty of natural light, enhancing the bright feel of the accommodation, while the split-level layout provides a practical separation between the living and sleeping area.

Excellent transport links are available from nearby East Dulwich, Peckham Rye, Honor Oak Park and Forest Hill stations, providing convenient access to Central London.

The property is conveniently positioned for a range of local amenities, including independent cafés, restaurants and shops, as well as nearby parks, leisure facilities and a number of well-regarded schools.

The lease was granted for 125 years from 1 November 1982.

EPC Rating: D Council Tax Band: A

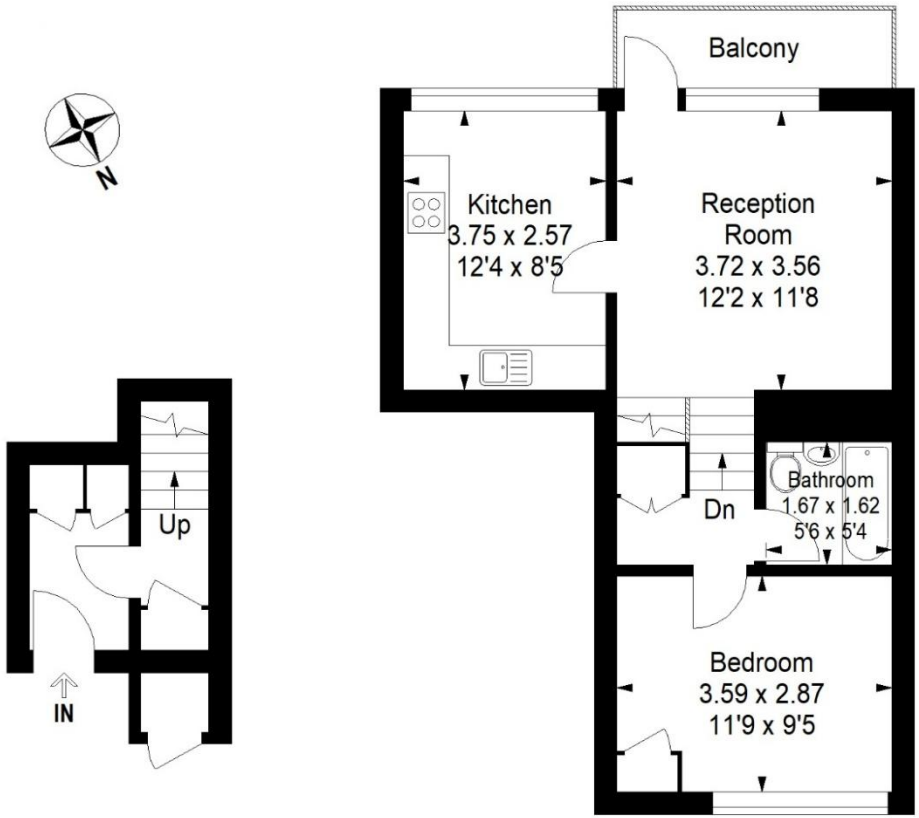
ACCOMMODATION

- One-bedroom split level flat
- Bright and airy living space
- Approximately 534 sq ft / 49.61 sq m
- Views across communal gardens and green spaces
- South-west facing balcony access
- Seperate fitted kitchen
- Double bedroom
- Leasehold

£295,000

Overhill Road, SE22

Approximate Gross Internal Area = 49.61 Sq m / 534 Sq ft



Ground Floor **First 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.

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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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33 Dulwich Village
London, SE21 7BN

104 Lordship Lane
London, SE22 8HF

020 8693 4321
mail@harveywheeler.com