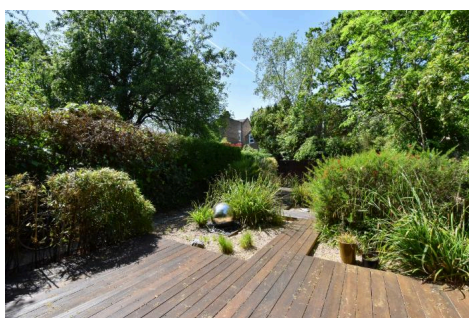


2, 50, Underhill Road, SE22 0QT · 2 bedroom Flat

£525,000



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

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## Property description

Occupying the entire first floor of this handsome red-brick semi-detached Victorian conversion, is this beautifully presented two-bedroom flat extending to approximately 742 sq ft, complete with a private landscaped rear garden and off-street parking.

From the outset, the property makes a lasting impression. Set back from this attractive tree-lined East Dulwich street, the striking Victorian façade showcases exposed brickwork and intricate period detailing, while a driveway provides parking for two vehicles, one of which is allocated to the flat.

The accommodation is well-balanced and flooded with natural light throughout. A welcoming entrance hall runs through the centre of the property, connecting the living spaces to the bedrooms.

Positioned at the rear, the elegant reception and dining room enjoys delightful leafy views across the garden through a large sash bay window. Finished with engineered wood flooring, the room offers ample space for both comfortable seating and a dining area, creating a wonderful setting for everyday living and entertaining.

The private garden below has been thoughtfully landscaped to create a tranquil outdoor retreat. Designed for ease of maintenance, it features mature planting, gravel pathways and decking areas that combine to create a peaceful, zen-like atmosphere, perfect for relaxing or hosting friends and family.



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Adjacent to the reception room, the well-appointed kitchen benefits from an excellent range of wall and base units, wooden worktops and tiled splashbacks. A rear-facing window frames further attractive garden views.

The bathroom is stylishly finished with floor-to-ceiling mosaic tiling and comprises a contemporary white three-piece suite with a shower over the bath.

At the front of the property are two generous bedrooms, both featuring high ceilings, large sash windows fitted with plantation shutters and fitted carpeting. The principal bedroom is particularly impressive, enjoying substantial proportions and a large bay window that fills the room with natural light.

Perfectly positioned to enjoy everything East Dulwich has to offer, the property is within easy reach of the independent shops, cafés and restaurants of Lordship Lane, as well as the charm of Dulwich Village and the vibrant dining and social scene of Peckham. Nearby green spaces include Dulwich Park and the renowned Horniman Museum & Gardens.

Transport links are excellent, with Forest Hill station (approximately 0.9 miles away) providing both London Overground and National Rail services to London Bridge, London Victoria, Clapham Junction and Highbury & Islington, together with convenient connections to Canary Wharf via Canada Water. East Dulwich and Peckham Rye stations are also within easy reach.

A charming period home with private outdoor space, off-street parking and excellent transport links, this superb flat represents an ideal first-time purchase in one of South East London's most desirable neighbourhoods.

## Property features

- Two bedroom flat
- Occupying the entire first floor of this handsome red-brick semi-detached Victorian conversion
- Beautifully landscaped private rear garden
- Reception dining room
- Fully fitted kitchen
- Fully tiled bathroom
- High ceilings and period features
- Off street parking
- Close to the amenities of Lordship Lane and Dulwich Park
- Close to Forest Hill Station, great bus routes and a selection of highly rated schools



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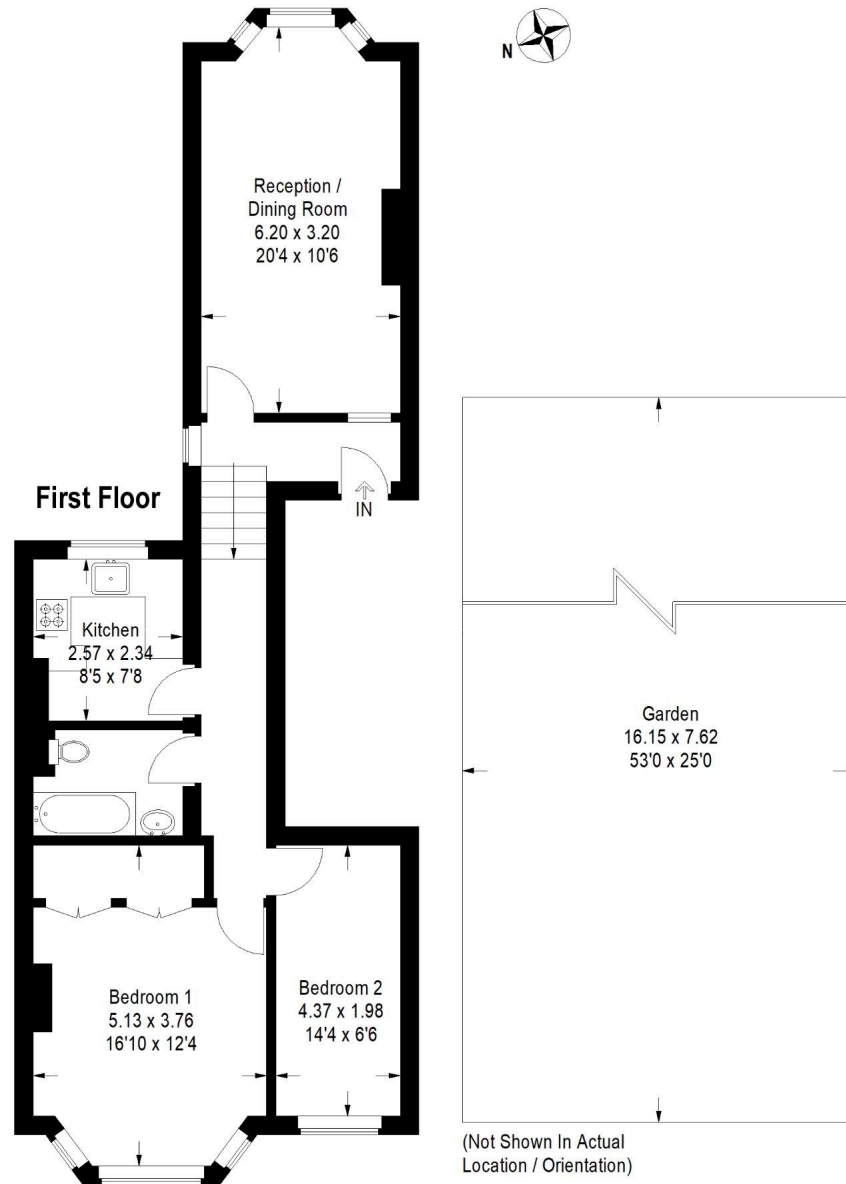
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## Underhill Road



Approximate Gross Internal Area  
68.9 sq m / 742 sq ft

Illustration for identification purposes only,  
measurements are approximate.  
Drawn for Pickwick Estates.



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