

Stanfords

— sales & lettings —



£635,000 Leasehold

2 bedroom semi-detached house

Underhill Road

East Dulwich

Read all about it...

Located on the desirable Underhill Road in East Dulwich, this two-bedroom house offers an excellent opportunity for those looking to renovate and create their ideal home. Perfect for first-time buyers, this property is full of potential and is offered chain-free for a smooth purchase.

The home features a spacious lounge diner, providing an open-plan living space perfect for entertaining or relaxing, as well as two generously sized double bedrooms. Outside, you'll find a large front garden and a sunny east-facing rear garden, ideal for enjoying outdoor living.

Additional benefits include off-street parking to the rear and a convenient location just 1 mile from Forest Hill station, offering excellent transport links to central London.

While the property is in need of refurbishment, its superb location and potential make it a fantastic investment. With a bit of work, this home could be transformed into something truly special!

Tenure: Leasehold (900+ years remaining on lease) | **Service Charge:** NA | **Ground Rent:** £12.60pa | **Council Tax:** Southwark band D

GROUND FLOOR

Hallway

Carpet, stairs leading to the first floor.

Lounge/Diner

3.29m x 6.19m (10' 10" x 20' 4")

Double-glazed windows to front, double-glazed patio doors leading to the garden, fitted carpet, two radiators, fireplace, under-stair storage cupboard.

Kitchen

1.79m x 2.42m (5' 10" x 7' 11")

Double-glazed window to rear, matching wall & base units with wood effect work tops, free-standing gas cooker, single drainer sink with mixer tap, plumbing for washing machine.

FIRST FLOOR

Landing

Window to side, fitted carpet, access to the loft.

Bedroom

4.2m x 2.87m (13' 9" x 9' 5")

Double-glazed window to front, fitted carpet, built-in wardrobe, radiator.

Bedroom

2.64m x 3.21m (8' 8" x 10' 6")

Double-glazed window to rear fitted carpet, radiator.

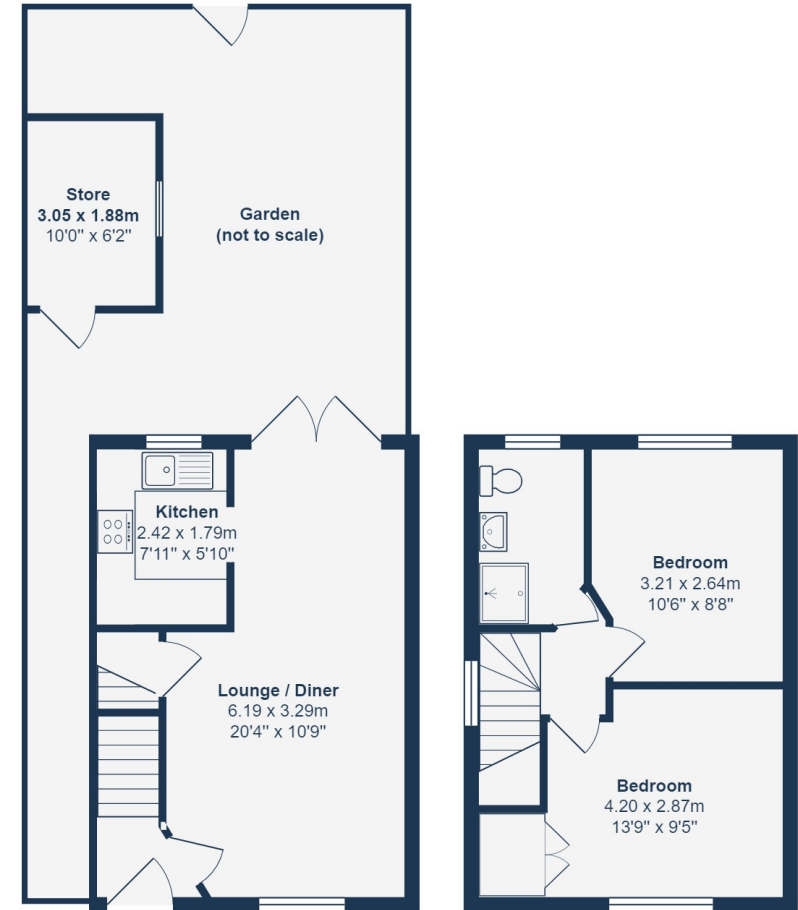
Shower Room

Double-glazed window to rear, shower enclosure, fixed wash basin, low level WC, carpet,

OUTSIDE

Rear Garden

The patio area leads to gravel beds, and the gate is to the rear. Brick-built storage room with a window. Side access.



Ground Floor

First Floor

Total Area: 52.3 m² ... 563 ft² (excluding garden & store)

Drawn for Stanfords Sales & Lettings
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

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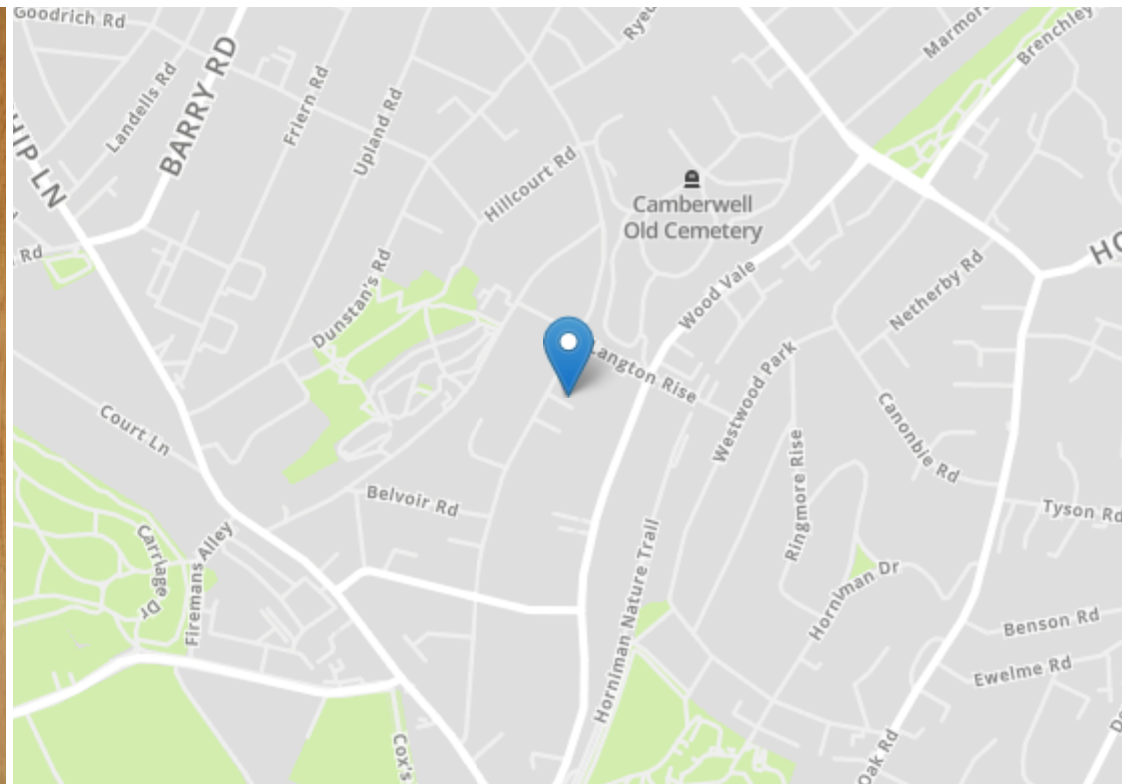
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CHAIN FREE
1MI TO FOREST HILL STATION
RENOVATION REQUIRED

TWO DOUBLE BEDROOM
HOUSE
LEASEHOLD





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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