



**£550,000**  
2 bedroom flat

Overhill Road  
London

# Read all about it...

Nestled within East Dulwich, this attractive Victorian conversion flat offers a blend of classic character and modern living. With its timeless architecture and over 1,000 sq ft of internal space, the property offers an expansive home.

Spread across the top two floors, the accommodation comprises; a bright living room, 2 double bedrooms, a separate kitchen, a bathroom with 3 piece white suite, and a loft room on the second floor.

This fantastic property is in close proximity to the main hub of East Dulwich, Lordship Lane, where a variety of pubs and independent retailers are located.

**Council Tax:** Soutwark Band B

## GROUND FLOOR

### Entrance Hall

Fitted carpet.

## FIRST FLOOR

### Landing

Pendant light (will be removed and replaced with basic fitting), dado rail, fitted carpet.

### Reception Room

5.02m x 4.31m (16' 6" x 14' 2")

Pendant lights (will be removed and replaced with basic fitting), double-glazed sash windows, wall-to-ceiling cornice, picture rail, fitted storage cupboard, bench seat with integrated storage, radiator, laminate flooring.

### Bedroom

3.62m x 3.33m (11' 11" x 10' 11")

Pendant light, double-glazed sash window, picture rail, radiator, laminate flooring.

### Bedroom

3.25m x 3.08m (10' 8" x 10' 1")

Pendant light (will be removed and replaced with basic fitting), double-glazed sash window, radiator, fitted carpet.

### Kitchen

2.49m x 2.28m (8' 2" x 7' 6")

Pendant light, double-glazed window, matching base units, laminate top surfaces, electric oven, induction hob with overhead fan extractor, stainless steel sink with drainer, radiator, tiled flooring.

### Bathroom

2.28m x 1.86m (7' 6" x 6' 1")

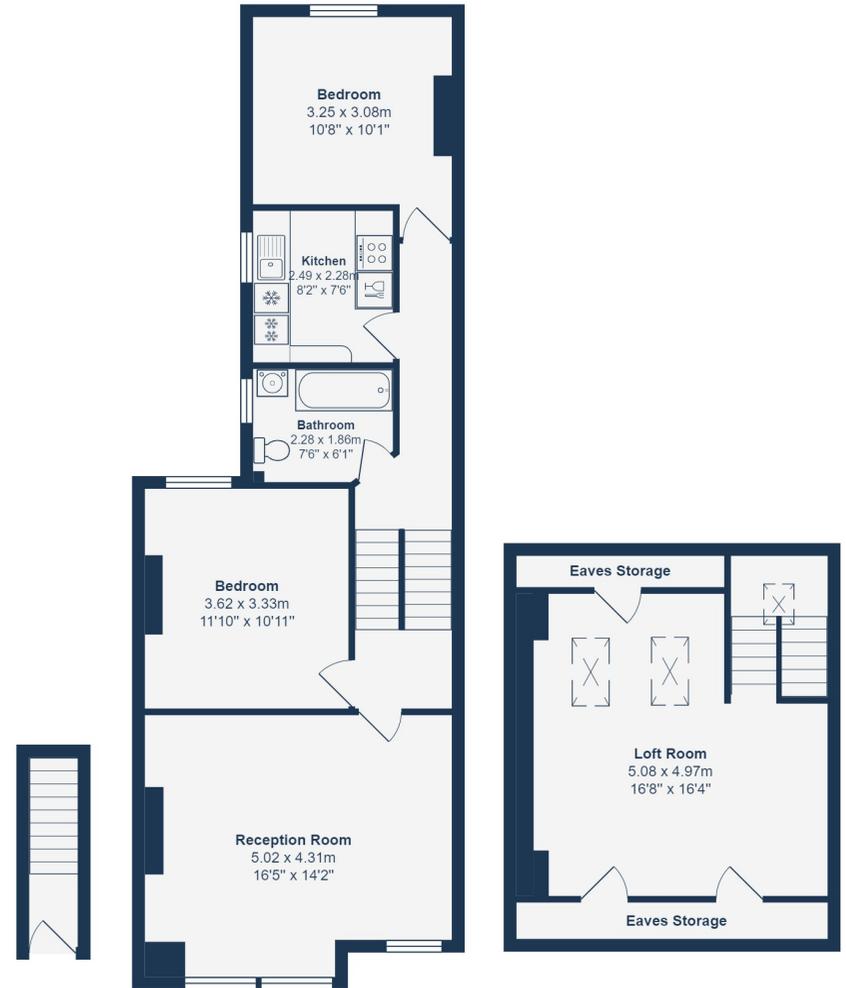
Spotlights, frosted double-glazed window, vanity sink unit, bathtub, radiator, WC, tiled walls and flooring.

## SECOND FLOOR

### Loft Room

5.08m x 4.97m (16' 8" x 16' 4")

Spotlights, skylights, eaves storage space, radiator, laminate flooring.



**Ground Floor**  
Area: 2.5 m<sup>2</sup> ... 27 ft<sup>2</sup>

**First Floor**  
Area: 64.4 m<sup>2</sup> ... 693 ft<sup>2</sup>

**Second Floor**  
Area: 32.0 m<sup>2</sup> ... 345 ft<sup>2</sup>

Total Area: 98.9 m<sup>2</sup> ... 1064 ft<sup>2</sup>

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.

Like what you see?

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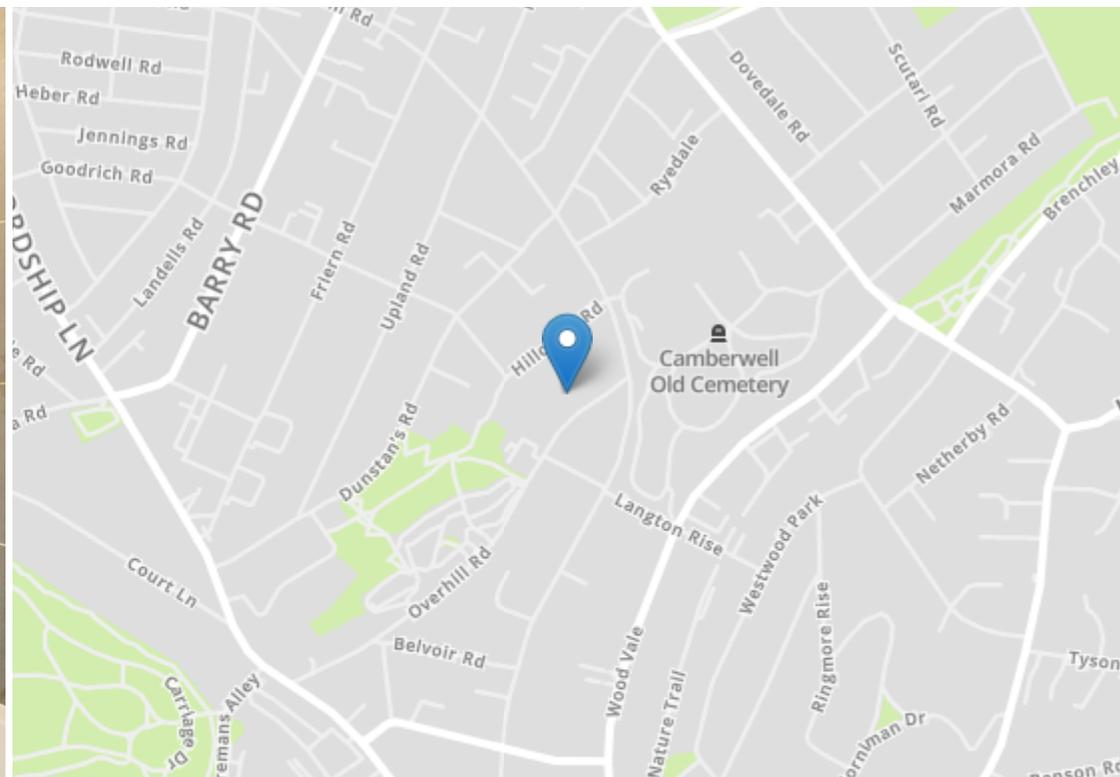
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LOFT ROOM  
2 DOUBLE  
BEDROOMS  
OFF LORDSHIP LANE

APPROX 1,064 SQFT  
QUIET LOCATION  
FRONT GARDEN





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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