



Underhill Road | London, SE22 0QX



Guide Price £300,000-£320,000

Leasehold

ROBINSON-JACKSON
Our service will *move* you

Underhill Road, London

first floor modern flat with one double bedroom, 178 year lease, allocated parking, attractive communal garden, double glazing, laminate flooring, ample storage and entry phone set within a highly desirable gated development, conveniently located for local high street shops and amenities, Dulwich Park and Horniman park.

Property Features

- Council Tax: C
- EPC Rating: B
- One Double Bedroom
- Modern Flat
- Leasehold
- 178 Year Remaining Lease
- First Floor
- Allocated Parking



Interior

Communal Entrance Communal entrance door, carpet, stairs to first floor.

Entrance Hall Wooden entrance door, radiator, laminate flooring, entry phone.

Lounge Full height double glazed window to front with Juliet balcony, radiator, laminate flooring, coved ceiling.

Kitchen Double glazed window to side, range of fitted wall and base units with work surface over, one bowl stainless steel sink unit with mixer tap, oven, hob and extractor fan to remain, space for fridge/freezer, plumbing for washing machine, cupboard housing wall mounted boiler, tiled effect vinyl flooring, tiled splash back.

Bedroom Double glazed window to front, radiator, laminate flooring.

Bathroom Three piece bathroom suite comprising of: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap and low level wc, part tiled walls, heated towel rail, tiled effect vinyl flooring, storage cupboard, spotlights, extractor fan.

Exterior

Allocated Parking Allocated parking space via gated entrance.

Communal Garden Well maintained communal gardens with mature shrubs.

Leasehold Information

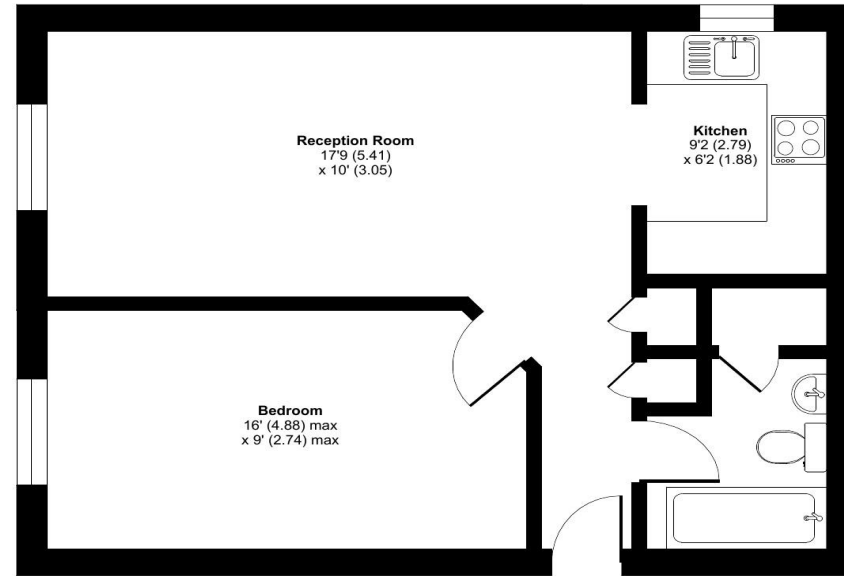
Time remaining on lease: Approx. 178 years remaining

Ground Rent: £75.00 Per annum

Service Charge: £1600.00 Per annum

Approximate Area = 507 sq ft / 47.1 sq m

For identification only - Not to scale



FIRST FLOOR



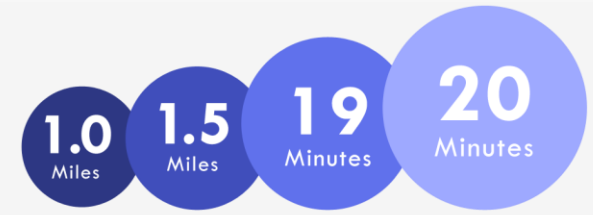
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023.





Property Location

Underhill Road, London, SE22 0QX



Horniman Museum & Gardens Crystal Palace Canada Water Station Train to London Bridge

*All distances from branch postcode. Train time from nearest station.

Additional Information

Double glazing

Central heating

Laminate flooring

Ample storage

Entry phone

First floor

177 Year Remaining Lease

Attractive Communal Gardens

Gated Development

High specification

Conveniently located for local high street shops and amenities, Dulwich Park & Horniman Museum

**FOR MORE INFORMATION
CONTACT US TODAY.**

020 8776 6660

Robinson Jackson
256 Kirkdale,
Sydenham,
London SE26 4NL

sydenham@robinson-jackson.com



These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.