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HERE TO GET *you* THERE

Underhill Road, SE22

Guide Price £300,000 to £325,000

Property Images



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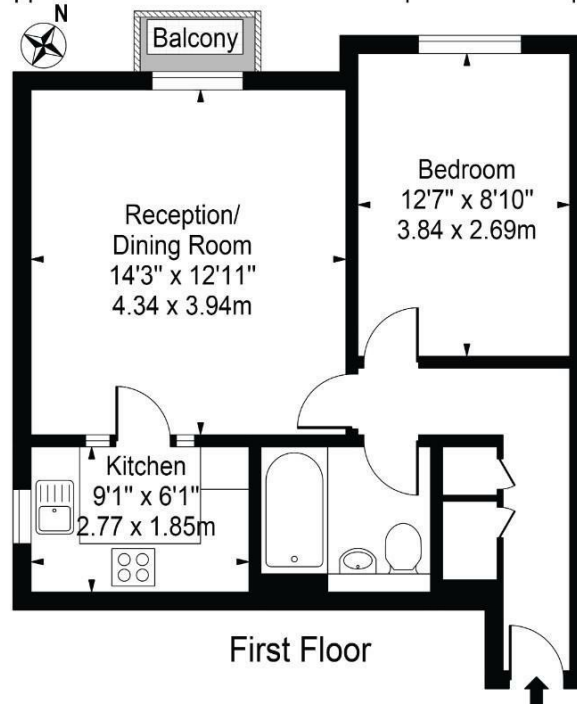
Property Images



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Belvior Lodge,
Underhill Road, SE22 0QX
Approx. Gross Internal Area 482 Sq Ft - 44.78 Sq M

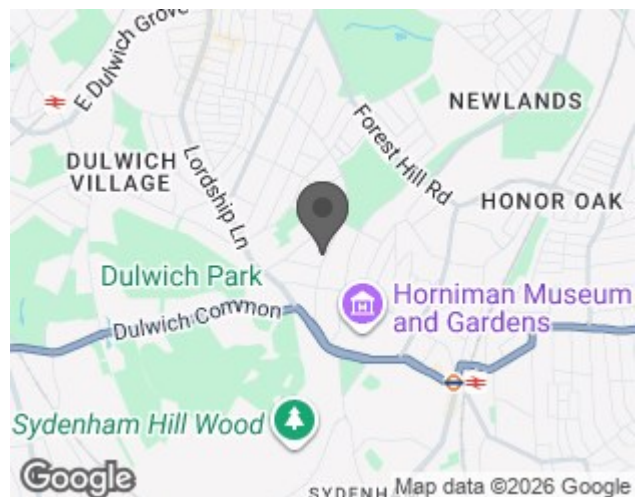


For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: Flat Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

Guide Price £300,000 to £325,000. Gated development, NEW DOUBLE GLAZED WINDOWS INSTALLED DECEMBER 2025, one bedroom, Underhill Road SE22, reception/dining room with Juliet balcony, and separate kitchen. The layout is arranged off a central hallway. The leaseholders manage the building.

Features

• Guide Price £300,000 to £325,000 • Chain Free • 176 Year Lease • Gated Development • Allocated Parking • LEASEHOLDERS MANAGE THE BUILDING • Living / Reception Room Measuring Aproximatley 173 SqFt • NEW DOUBLE GLAZED WINDOWS INSTALLED DECEMBER 2025 • In Proximity to Green Spaces • In proximity to Great Transport Links

Chain Free

Leasehold – 176 Years Remaining

Council Tax Band C

EPC C

Situated within a gated development on a desirable road in Dulwich SE22, the accommodation of this one bedroom flat comprises a reception/dining room (space for a dedicated dining area or study area) with Juliet balcony (with view onto the rear gardens), a separate kitchen, a bedroom which also has views on to the rear gardens, a bathroom and a central entrance hall with store cupboard built in.

The owner replaced the windows in December 2025. The replacement windows are double glazed which will have a positive impact on the energy performance of the property as well as the properties value / desirability.

The leaseholders manage the building - The leaseholders manage the building themselves in an official capacity which we consider an asset of this property. The formal arrangement is called "Right To Manage". We advise buyers to look up this term however, we are happy to answer any questions.

Here is what the owner has said about the flat:

- It's very quiet and peaceful because it's set back from the road and my flat overlooks the garden.
- My neighbours have always been friendly and considerate.
- We have a Right to Manage arrangement so we've got a lot of control over who manages the property and what the associated costs are.
- It's in easy walking distance of several different green spaces (Peckham Rye, Dulwich Park, Dulwich woods).
- It's really quick and easy to access the shops, pubs and restaurants in East Dulwich, Forest Hill, Dulwich Village, Peckham and Crystal Palace.
- It's well-served by buses. Forest Hill station is a 20 minute walk. East Dulwich and Peckham Rye stations are a 10 minute bus journey away.

THE LOCATION

There is a selection of walking trails locally via the highly acclaimed Sydenham Hill woods and Albion Millennium Green to name just a couple.

You might be surprised to note there is a golf course in the local area. The ever-popular Dulwich and Sydenham golf course is an 18-hole course founded in 1894 and designed by one of the most significant course architects of all time. It has views over the woods and of Dulwich college.

The property is also circa 16 mins walk to Peckham Rye. Facilities within the park include walking paths, a café, playgrounds, sports pitches and a lido. The park also contains Peckham Rye Common and several designated conservation areas.

The entrance to one of southeast London's popular family attractions, the Horniman Museum and Gardens, is in the proximity. This is so convenient that the gardens of the Horniman's are a secondary outside space for the residents of in the immediate area.

For those who aren't familiar with the Horniman museum and gardens we recommend you have a look online and visit when you are in the area.

With regular events such as a farmer's market and gardens that children adore, (sound garden and animals in particular), this will be of paramount interest to families.

Dulwich and nearby Forest Hill has much to offer from boutique shops, thriving independent businesses on the high street, a great selection of green spaces and recreational facilities to great transport links and highly regarded schools.

SCHOOLS

Some of the best-known public schools include:

Ofsted rated "Good" Horniman (very popular with residents many of which move to this location to secure a place at this school)

Ofsted rated "Good" Eliot Bank

Ofsted rated "Good" Fairlawn.

Ofsted rated "Good" Stillness.

Ofsted rated "Outstanding" Rathfern.

Ofsted rated "Good" Dalmain.

TRANSPORT

The train station is served by the London Overground (Orange Line) and Southern Rail. Travel times to central London stations include:

London Bridge in approximately 15 minutes (change for Northern Line)

Canada Water in approximately 12 minutes (change for Jubilee line)

London Victoria in approximately 40 minutes

Canary Wharf in approximately 24 minutes

Verified Material Information

Council Tax band: C

Tenure: Leasehold

Lease length: 176 years remaining (215 years from 1986)

Service charge: £2087 pa

Lease restrictions: Pets must be approved by the Right to Manage Directors. Replacement windows must appear aesthetically comparable to existing.

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Good, Three - Great, EE - Great

Parking: Allocated, Gated, Private, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.