



Melbourne Grove, SE22
Guide £360,000 – £380,000

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In general

- One bedroom
- Period conversion
- Chain free
- Very close to transport links
- Spacious and bright

In detail

A bright and spacious one-bedroom Victorian conversion flat, located on the popular Melbourne Grove, East Dulwich, SE22.

The property is located on the first floor and comprises; a large family bathroom, with separate WC, a recently renovated kitchen, a large bedroom and a bright reception room with feature fireplace.

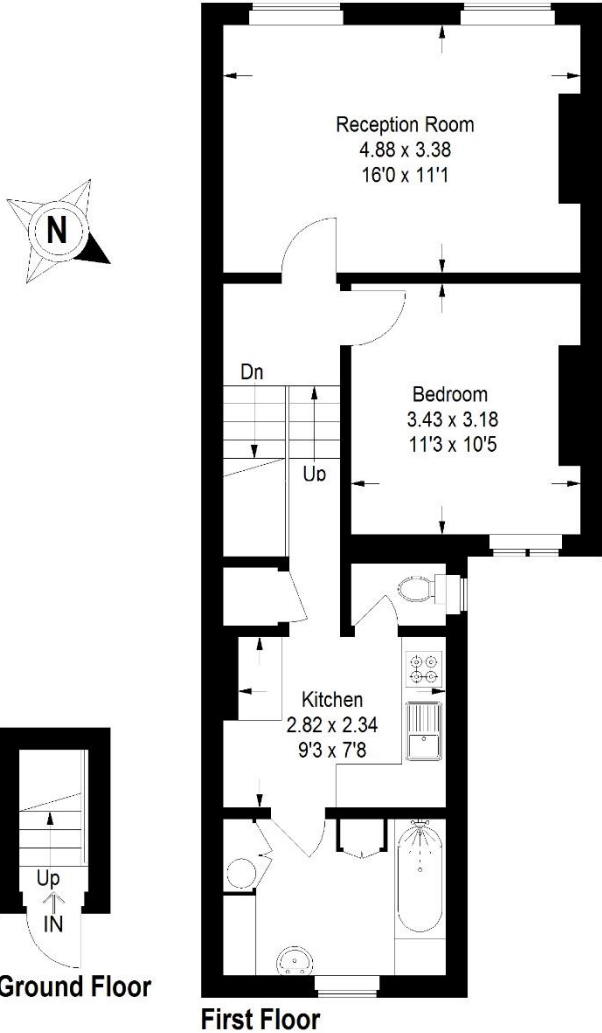
The property is a stone's throw from Lordship Lane and the local amenities such as high-end bars, coffee shops and restaurants the area has to offer. The property has the added bonus of being close to Peckham Rye and the popular Bellenden Village. Goose Green and Peckham Rye Park are around the corner, with the nearest station being found from East Dulwich with quick and easy links into London Bridge.

The property would be ideal for any first-time buyer/couple who want to be in the thick of things and tap into East Dulwich within seconds of leaving the front door or as an investment property. Early viewings for this property are strongly recommended.



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Approximate Gross Internal Area
Ground Floor = 2.0 sq m / 22 sq ft
First Floor = 52.8 sq m / 568 sq ft
Total = 54.8 sq m / 590 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		