



Melbourne Grove, SE22  
OIEO £550,000

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# In general

- Two double bedrooms
- Split level
- Private entrance
- 15 x 15 ft separate reception
- Gentle modernisation required
- Share of Freehold
- Chain free
- EPC Rating - E

## Our Vendor Says .....

"This was my first flat and I loved it from the moment I saw it! The front room is my favourite with lots of light and the open fireplace. It's a stone's throw from all the wonderful restaurants and bars of Lordship Lane. I particularly enjoy the gourmet delights of Franklins at the end of the road and the food stalls at the Saturday market on Northcross Road."

# In detail

Exciting opportunity to purchase this spacious split-level Victorian maisonette on a desirable residential street in the heart of East Dulwich.

Enviably located just off of the hustle and bustle of Lordship Lane with its independent shops, bars, restaurants, Saturday street market and its excellent transport links from East Dulwich station (0.4 miles) and the bus connections into the neighbouring Dulwich Village, Camberwell and Peckham Rye.

Melbourne Grove boasts over 850 Sq Ft of internal space set across the first and second floor of this end of terrace Victorian property. There are two double bedrooms, a modern bathroom, well-fitted kitchen and a huge double-aspect reception room which is flooded with natural light.

With your own front door and broad hallways, this is an ideal first-time purchase for those needing access to The City and also looking to work from home. Some of original charm and features remain and there is scope to modernise in places.



# Melbourne Grove SE22

Approximate Gross Internal Area  
Ground Floor = 5.7 sq m / 61 sq ft  
First Floor = 51.2 sq m / 551 sq ft  
Second Floor = 24.2 sq m / 260 sq ft  
Total = 81.1 sq m / 872 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

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