



East Dulwich Grove, SE22
£665,000

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In general

- Two double bedrooms
- Beautiful 35-ft private garden
- Excellent condition throughout
- Potential to extend into side-return

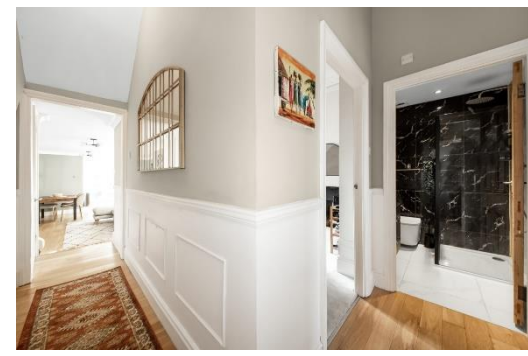
In detail

Gorgeous two double bedroom period conversion with direct access onto a private garden ideally located between East Dulwich and North Dulwich.

Boasting over 820 Sq Ft of internal space; including a 18-ft bay-fronted master bedroom and a 21-ft reception room attached to the separate kitchen. There is a beautiful 35-ft private garden as well as a large side-return. The property enjoys charm and character throughout and has been lovingly modernised by the current owner who is looking to upsize in the area.

East Dulwich Grove is enviably located for access into The City and West End from East Dulwich station (0.2 miles) as well as strong bus and cycle connections through the neighbouring Herne Hill, Peckham and Dulwich Village. There are a host of excellent bars, restaurants and independent shops nearby on Lordship Lane as well as great parks and green spaces.

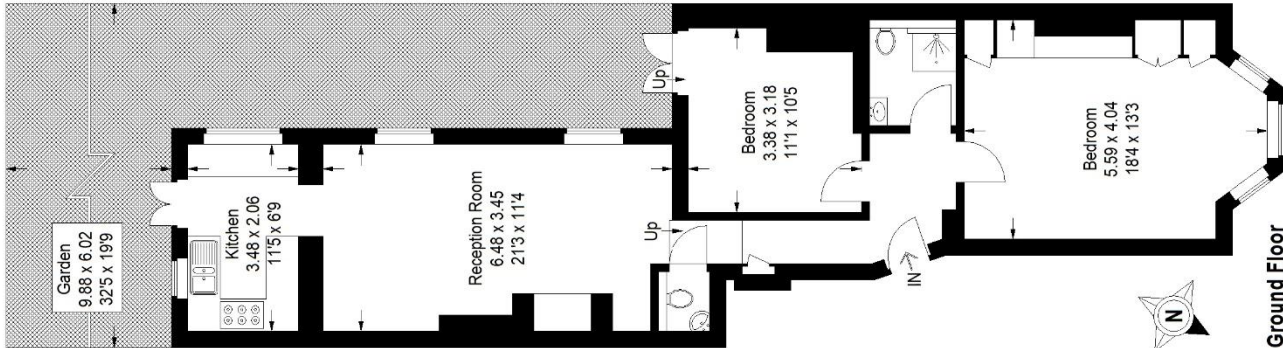
EPC: D | Council Tax Band: C | Lease: 110 years remaining | SC: £150.00 | GR: £310.00
Buildings Insurance: £528.00



Floorplan

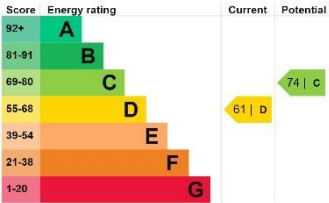
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Approximate Gross Internal Area
76.3 sq m / 821 sq ft



Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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