



Grove Lane SE5
Guide Price: £550,000 - £575,000

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In general

- Two double bedrooms
- First floor maisonette
- Own front door
- Communal gardens
- Private garage
- Over 860 Sq Ft
- EPC Rating: E

In detail

Stunning and spacious two double bedroom maisonette set back from the road and ideally located between Denmark Hill station and East Dulwich.

Grove Lane boasts over 860 Sq Ft of internal space which has been lovingly maintained and modernised by the current owner. It enjoys its own private front door and access to the communal gardens at the front and rear.

There are two double bedrooms off of a large hallway, a separate eat-in kitchen, modern family bathroom and a brilliantly bright double-aspect 19 x 14-ft reception room as well as ample storage and a private garage on block.

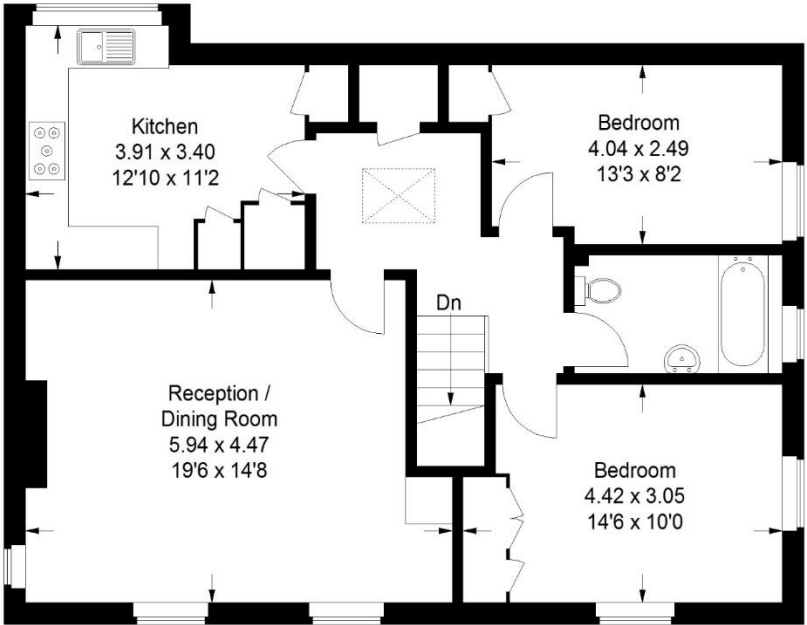
There are strong transport links into The City and West End from Denmark Hill station (0.2 miles) and East Dulwich station (0.5 miles) as well as bus connections into the neighbouring Peckham, Camberwell and Herne Hill. Lordship Lane and Bellenden Road offer excellent independent shops, bars and restaurants as well as a host of parks and green spaces nearby.

EPC: E | Council Tax Band D | Lease: 945 years remaining | SC: £494 per quarter | GR: £0

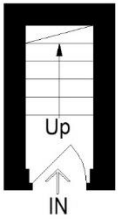


Grove Lane, SE5

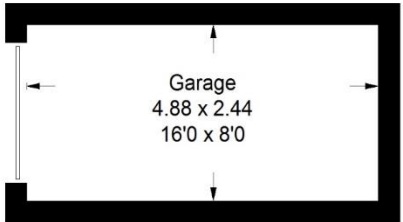
Approximate Gross Internal Area
Ground Floor = 2.1 sq m / 23 sq ft
First Floor = 80.2 sq m / 863 sq ft
Garage = 12.2 sq m / 131 sq ft
Total = 94.5 sq m / 1017 sq ft



First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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