



Ashbourne Grove, SE22  
£3,100 pcm

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# In general

- 4 double bedrooms
- Large reception room
- Large garden/patio area
- Excellent location
- Off street parking
- Available 9<sup>th</sup> October

# In detail

The property is in immaculate condition and ideal for any family as Ashbourne Grove is ideally situated just yards from the amenities of Lordship Lane with its local shops, bars and cafes. Dulwich Village is also close by with its excellent schools, Picture Gallery and golf course.

East Dulwich is the nearest station, with it just being a short walk away, offering regular links into London Bridge. Peckham Rye, North Dulwich and Herne Hill train stations are also close by providing quick and regular services into Central London.

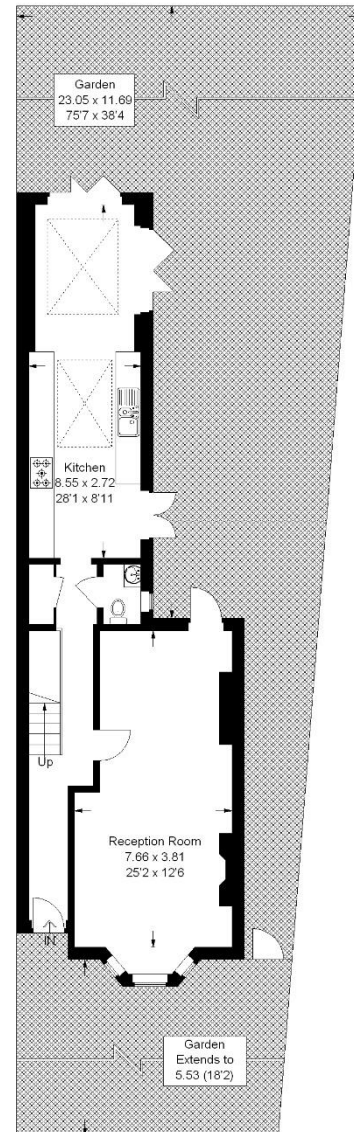
Internal viewing of this fine property is highly recommended.

Available 9<sup>th</sup> October | EPC: D

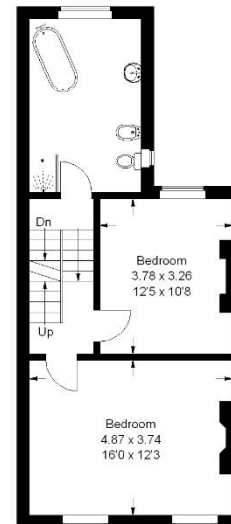


## Ashbourne Grove, SE22

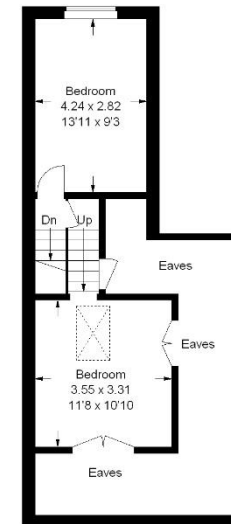
Approximate Gross Internal Area  
 Ground Floor = 67.0 sq m / 721 sq ft  
 First Floor = 49.2 sq m / 529 sq ft  
 Second Floor (Excluding Eaves Storage)  
 27.1 sq m / 292 sq ft  
 Total = 143.3 sq m / 1542 sq ft



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)	55	57
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		Directive 2002/91/EC	

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