



Chesterfield Grove, SE22
£1,325,000

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In general

- Five bedrooms
- Double reception room
- Open-plan eat in kitchen
- Large garden
- Separate WC
- Coal cellar
- Immaculate condition
- Popular location

In detail

Rare opportunity to purchase this stunning 5-bedroom family home, finished to the highest standard on the prestigious Chesterfield Grove.

This large property comprises of; a light double reception room which extends into a modern open-plan kitchen-dining room, bi-folding back doors lead onto a large landscaped garden allowing a vast amount of light throughout the living areas.

The first floor consists of three double bedrooms, which have ample inbuilt storage and a family bathroom finished to a high spec, with waterfall shower and separate bath. The loft conversion holds a further double and a large master bedroom with en-suite bathroom.

The property also benefits from a coal cellar.

This property is ideal for any family looking to move to the area and take advantage of the nearby local schools such as, JAGS and Charters school.

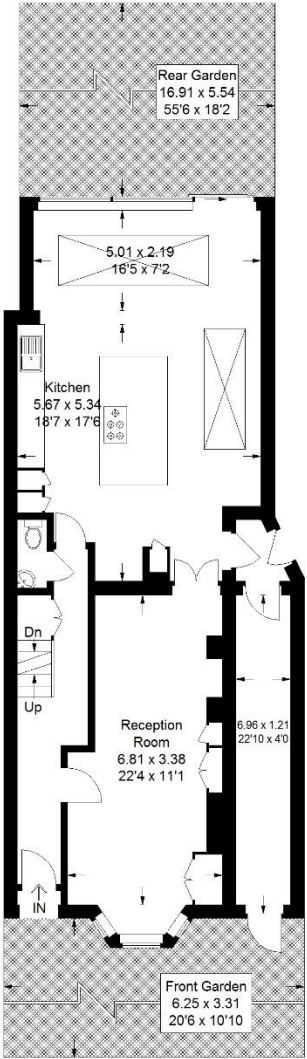
The property is well located for access to the vibrant Lordship Lane with its numerous shops, cafes, bars and restaurants. Peckham Rye Park is a short distance away. Rail links to Central London are from nearby East Dulwich, Denmark Hill and North Dulwich.

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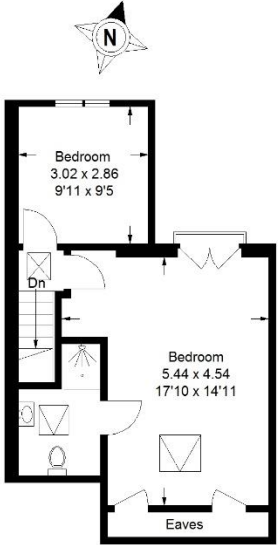


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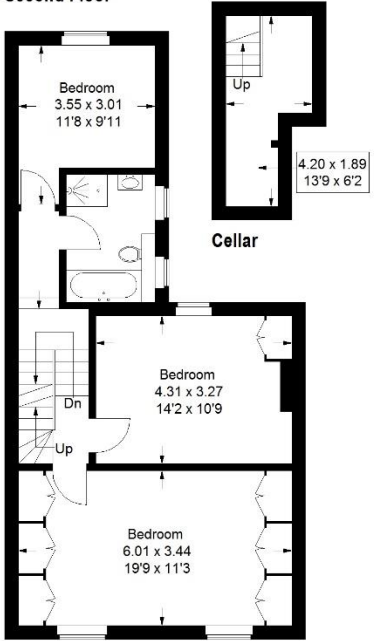
Approximate Gross Internal Area
Cellar = 6.4 sq m / 69 sq ft
Ground Floor = 86.9 sq m / 935 sq ft
First Floor = 58.7 sq m / 632 sq ft
Second Floor (Excluding Eaves)
38.4 sq m / 413 sq ft
Total = 190.4 sq m / 2049 sq ft



Ground Floor



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	77 C
39-54	E		
21-38	F		
1-20	G		

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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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