

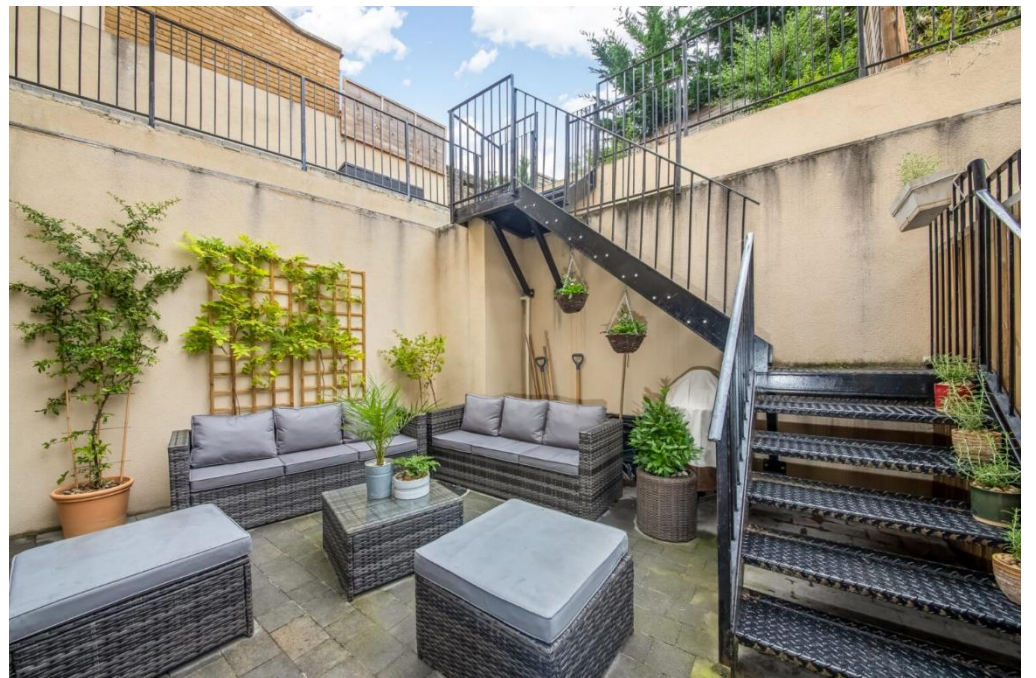


Tessa Apartments, East Dulwich Grove, SE22  
OIEO £600,000

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# In general

- Split level apartment
- Two double bedrooms
- Open plan kitchen/living area
- Fully integrated BOSCH appliances
- Large family bathroom and shower room
- Video intercom system
- 10 year build warranty
- Close to local amenities and transport
- Chain free

# In detail

Pedder are delighted to present this stunning 2 double bedroom apartment situated within a luxury development in Tessa Apartments, East Dulwich Grove, SE22.

This modern 2-bedroom, 2-bathroom split level apartment benefits from a well-presented interior and engineered oak flooring throughout. It comprises of; a spacious bright open plan kitchen/living room with fully integrated BOSCH appliances and sleek quartz stone worktops, a shower room, two double bedrooms and a large family bathroom. Both double bedrooms are well-lit and carry a homely sensation.

The spacious master bedroom with generous storage, which opens out onto a private patio with stairs leading to the garden. The property benefits from audio and video intercom system for secure entry and a 10-year new build warranty. Tessa Apartments is a luxurious development of brilliantly crafted living space with a combination of style and sophistication.

Close to the buzz of Lordship Lane, the flat is in a great position with easy access to innumerable independent shops, bars and restaurants, as well as sports amenities and cultural or music events. Within an 8-minute walk to East Dulwich station, with trains to Shoreditch, Canada Water, London Victoria, and London Bridge.

Property sold chain free, early viewings are recommended.

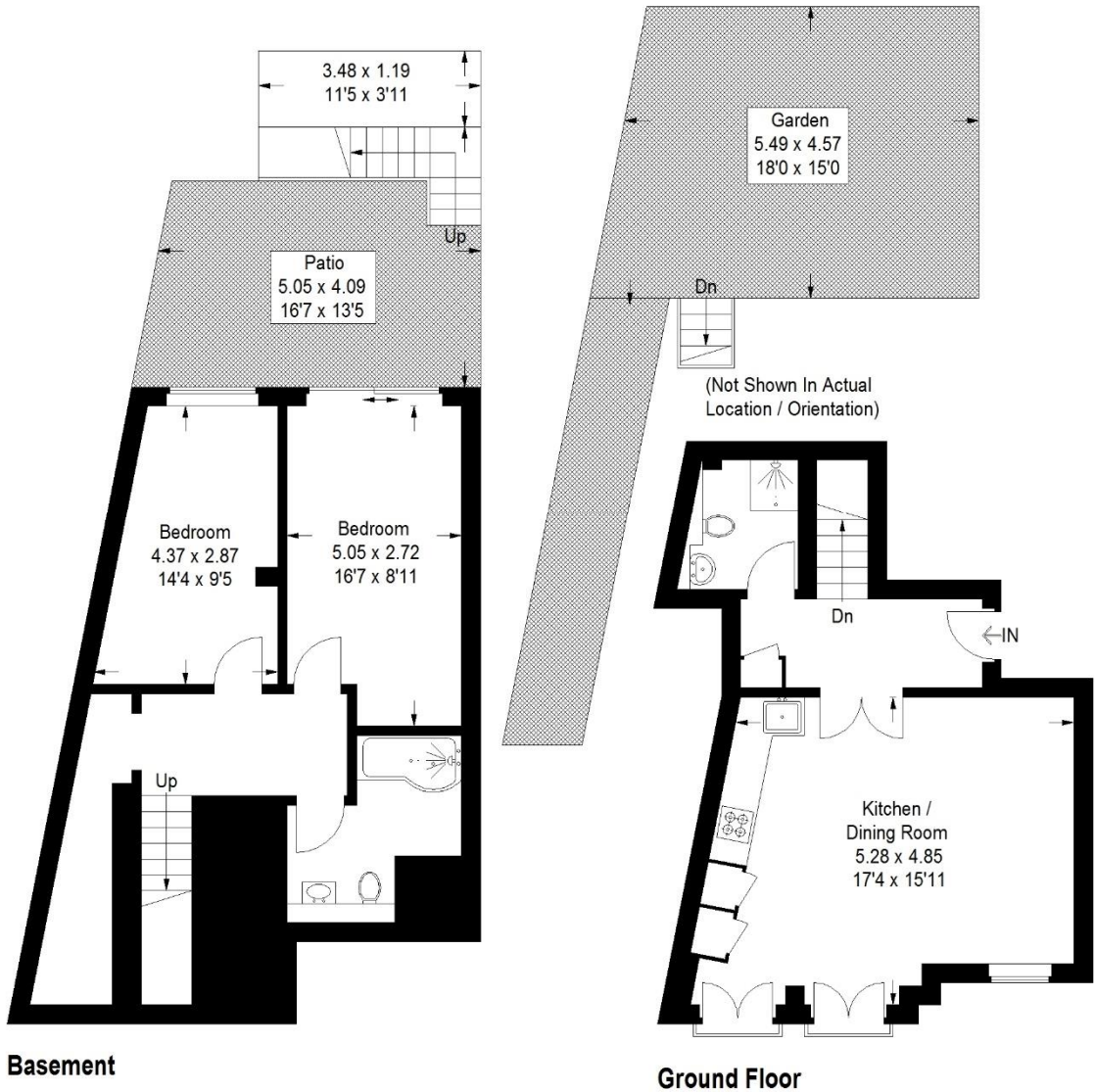
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# Tessa Apartments SE22

Approximate Gross Internal Area  
Basement = 49.6 sq m / 534 sq ft  
Ground Floor = 38.0 sq m / 409 sq ft  
Total = 87.6 sq m / 943 sq ft



Basement

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		