



Oakhurst Grove, SE22
Guide: £325,000 - £350,000

0208 702 8222
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In general

- One double bedroom
- Period conversion
- Excellent location
- Ideal first-time purchase
- Gentle modernisation required
- Share of Freehold

In detail

Charming, compact and bursting with character – this one bedroom period conversion is enviably located in the heart of East Dulwich.

Oakhurst Grove enjoys excellent access to the bars restaurants and independent shops of Lordship Lane, North Cross Road and Bellenden Road as well as the parks and green spaces nearby. There are strong transport links into The City and West End from East Dulwich station (0.6 miles) and Peckham Rye station (0.8 miles) as well as bus and cycle routes through the neighbouring Dulwich Village, Camberwell and New Cross.

The first floor apartment enjoys 390 Sq Ft of internal space that has been lovingly maintained by the current owners – although some gentle modernisation may be required in places. There is a 13-ft bay-fronted reception room with high ceilings and original features which is attached to the fitted kitchen. There is a modern shower room and a reasonable double bedroom at the rear.

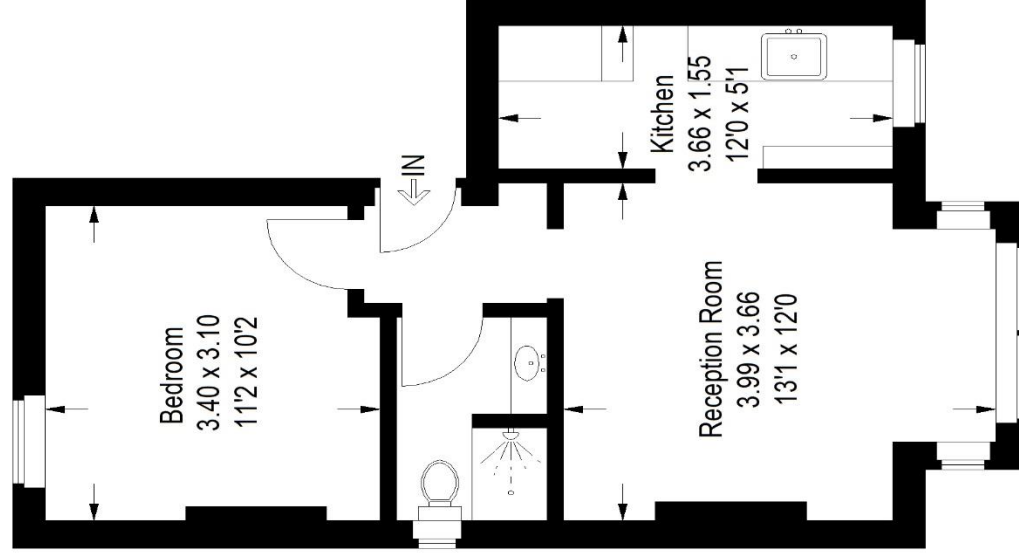
EPC: D | Council Tax Band: B | Lease: 949 years remaining | SC: £25.00 | GR: £ Nil | Buildings Insurance: £352.21



Floorplan

Oakhurst Grove SE22

Approximate Gross Internal Area
36.2 sq m / 390 sq ft



First 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	78 C
39-54	E		
21-38	F		
1-20	G		

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