



Melbourne Grove, SE22
£1,350,000

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In general

- Four bedrooms
- Two bathrooms
- Over 1,530 Sq Ft
- Excellent condition throughout
- Potential to further extend STPP
- External bike storage
- Strong school catchment

In detail

Stunning, spacious and charming four-bed family home on this desirable residential street in the heart of East Dulwich.

Melbourne Grove is enviably located for the independent shops, bars, coffee shops and restaurants of Lordship Lane and North Cross Road as well as the excellent schools, parks and green spaces. There are strong transport links into The City and West End from East Dulwich station (0.5 miles) and Denmark Hill (1.2 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

Boasting over 1,530 Sq Ft of internal space, there is a characterful 24-ft bay-fronted double reception room and a gorgeous kitchen-breakfast room with doors opening out onto the 32-ft mature garden. To the first floor is the family bathroom and three comfortable bedrooms including the stunning 15-ft principal bedroom with bespoke cabinetry and a feature fireplace. Up on the second floor is an 18-ft loft bedroom with off-suite shower room and rooftop views.

Early viewing recommended.

EPC: D | Council Tax Band: E

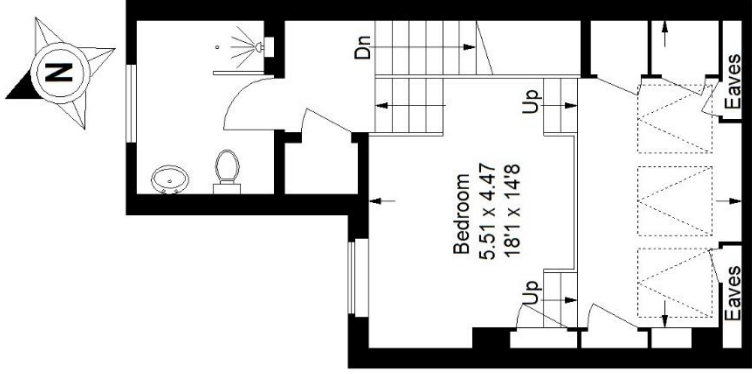


Floorplan

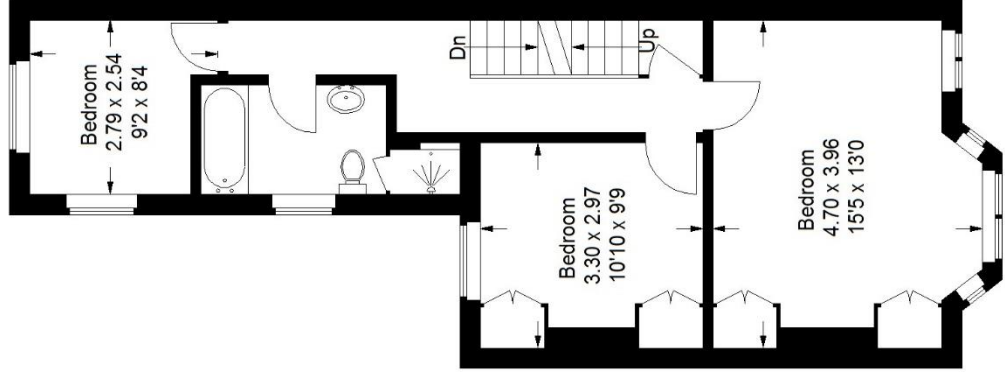
Melbourne Grove, SE22

Approximate Gross Internal Area
(Excluding Eaves)

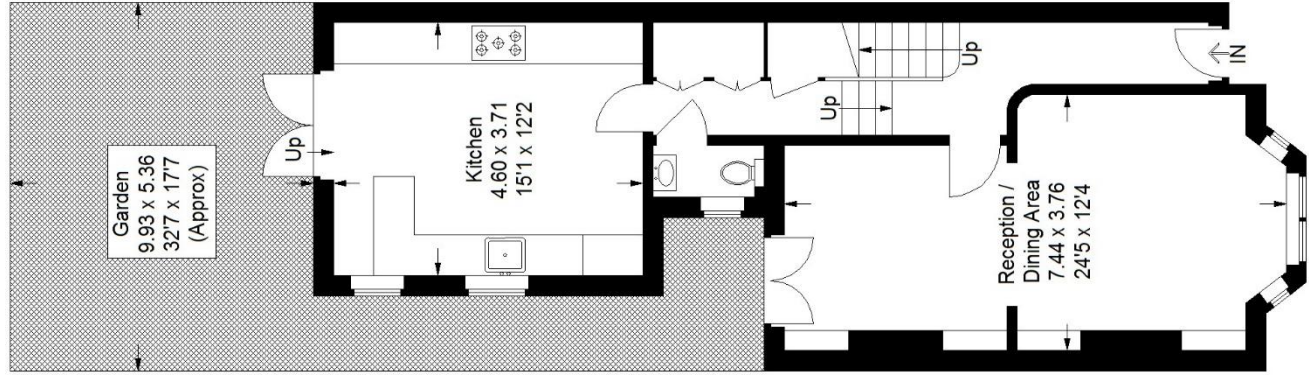
142.2 sq m / 1531 sq ft



Second Floor



First Floor



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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