



Derwent Grove, SE22  
£2,750 pcm

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# In general

- Three bedrooms
- Split level
- Good condition throughout
- Desirable location
- HMO License – Suitable for sharers
- Available late-March

# In detail

**SUITABLE FOR SHARERS** – Charming, spacious and beautifully bright three double bedroom apartment on this desirable street in the heart of East Dulwich.

Derwent Grove is ideally located for the independent shops, bars and restaurants of Lordship Lane, Grove Lane and North Cross Road as well as the parks and green spaces. There are strong transport links into The City and West End from East Dulwich station (0.1 miles) and Denmark Hill station (0.8 miles) along with bus/cycle routes through the neighbouring Herne Hill, Camberwell and Peckham Rye.

The split-level period conversion enjoys over 1,080 Sq Ft of internal space including a 17 x 13 ft reception room with attached modern kitchen, a 17-ft principal bedroom on the top floor, a family bathroom and two further bedrooms.

The property is in good condition throughout – and would be ideal for a family looking for access to the excellent local schools, or three professional sharers.

EPC: D | Council Tax Band: C | Part Furnished | Available from late March | Holding Deposit: £634.62 | Security Deposit: £3,173.08



# Floorplan

## Derwent Grove, SE22

Approximate Gross Internal Area

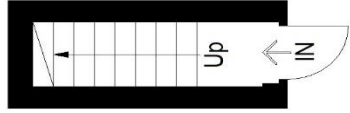
Ground Floor = 2.7 sq m / 29 sq ft

First Floor = 43.5 sq m / 468 sq ft

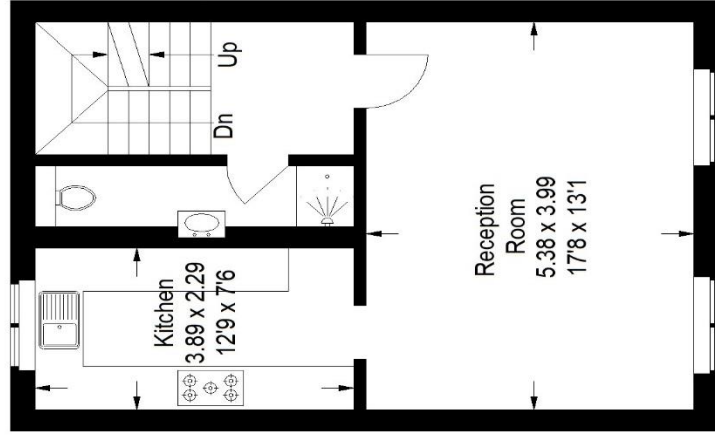
Second Floor = 55.0 sq m / 592 sq ft

(Excluding Eaves)

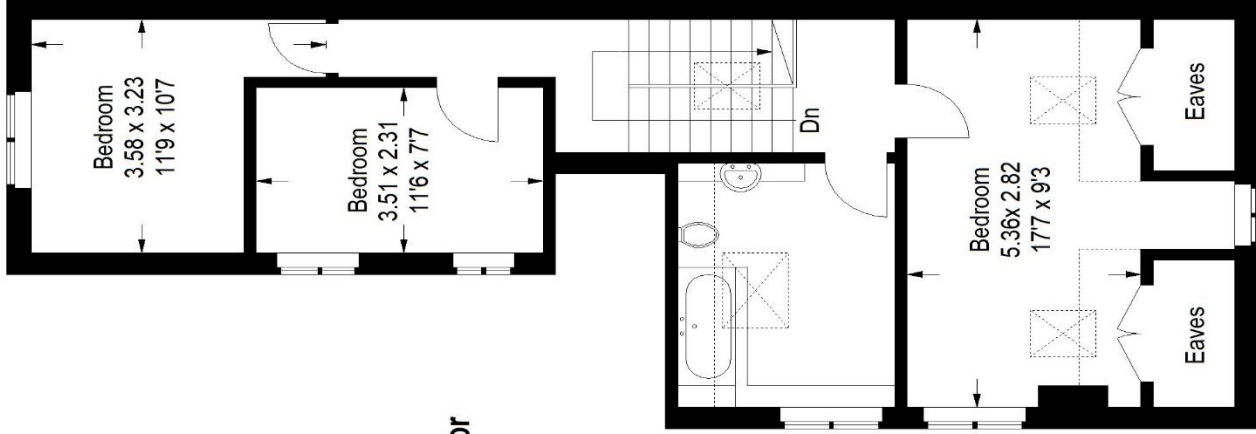
Total = 101.2 sq m / 1089 sq ft



Ground Floor



First Floor



Second Floor

= Reduced headroom below 1.5 m / 5'0

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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	59 D	72 C
39-54	E		
21-38	F		
1-20	G		

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