



Derwent Grove, SE22  
£600,000

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# In general

- Chain free
- Two double bedrooms
- Split-level period conversion
- Over 940 Sq Ft
- Gentle modernisation required
- Desirable, tree-lined street
- Potential roof terrace - STPP

# In detail

CHAIN FREE – Charming, spacious and beautifully-bright two double bedroom split-level period conversion enviably located in the heart of East Dulwich.

Boasting over 940 Sq Ft of internal space across the first and second floor of this desirable building with potential to further extend with a roof terrace – subject to planning permission. There is a 17 x 13 ft reception room with separate eat-in kitchen, a family bathroom and two comfortable double bedrooms; including the 17-ft loft room. Gentle modernisation is required in places having recently been rented out.

Derwent Grove is fantastically located for access into The City and West End from East Dulwich station (340 feet) and Peckham Rye station (0.9 miles) as well as bus/cycle routes through the neighbouring Herne Hill, Camberwell and Dulwich Village. There are a host of independent shops, bars, restaurants and coffee shops on Lordship Lane, North Cross Road and Bellenden Road as well as a choice of gorgeous parks and green spaces. Early viewing recommended.

EPC: E | Council Tax Band: C | Lease: 147 years remaining | SC: Nil | GR: £200 pa | Buildings Insurance: £400

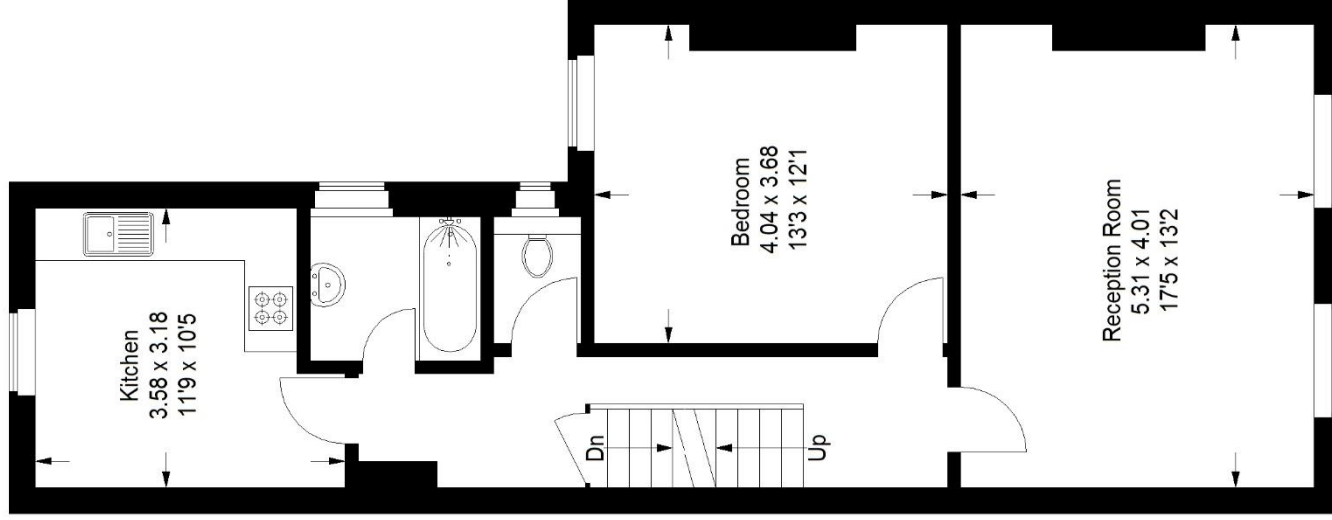
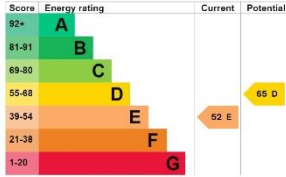


# Floorplan

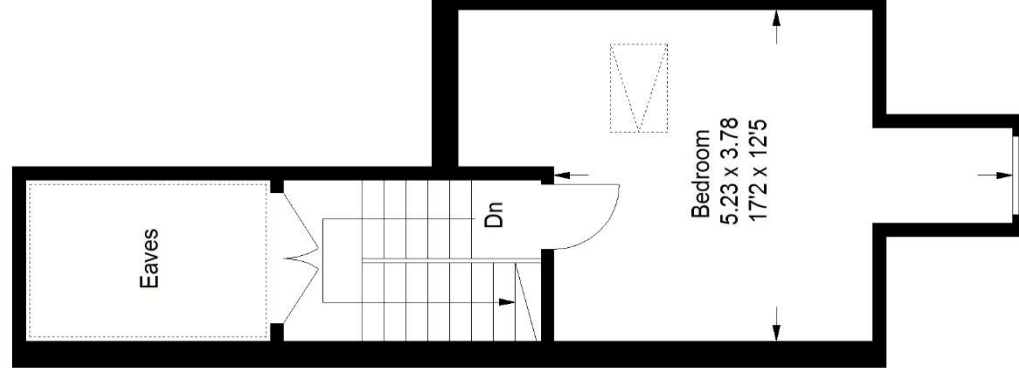
## Derwent Grove, SE22

Approximate Gross Internal Area  
(Excluding Eaves)

87.7 sq m / 944 sq ft



**First Floor**



= Reduced Headroom Below 1.5 M / 5'0

**Second Floor**

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