

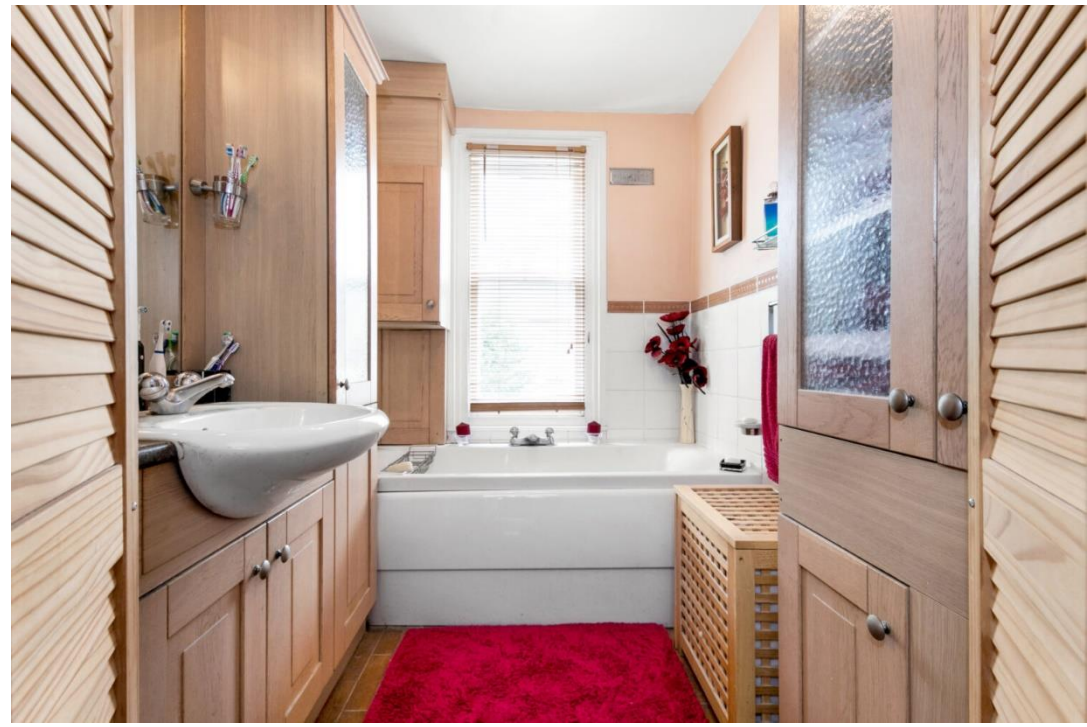


Derwent Grove, SE22  
£650,000

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# In general

- Four bedrooms
- Two receptions
- Family bathroom
- Over 1,350 Sq Ft
- Gentle modernisation required
- Freehold to whole building

# In detail

Characterful and spacious split-level period conversion on this desirable residential road in the heart of East Dulwich.

Derwent Grove offers enviable access into The City and West End from East Dulwich station (0.1 miles) as well as strong bus and cycle routes through the neighbouring Herne Hill, Dulwich Village and Peckham Rye. There are an array of parks and green spaces nearby as well as the independent shops, bars and restaurants of Lordship Lane, North Cross Road and Bellenden Road.

Boasting over 1,350 Sq Ft of internal space – this well-maintained family home does require some modernisation and could benefit from some reconfiguration. To the first floor – there is a 17x14-ft separate reception, a fitted kitchen off of a charming dining room as well as the family bathroom and the first of the four double bedrooms. Up on the top floor is a separate WC and three further comfortable double bedrooms with eaves storage and some reduced headroom.

The owner – who has lived in SE22 for over 50 years – has informed Pedder that she is the freeholder to the building, with no lease or service charge.

EPC: F | Council Tax Band: C



# Floorplan

## Derwent Grove, SE22

Approximate Gross Internal Area

Ground Floor = 1.9 sq m / 20 sq ft

First Floor = 75.1 sq m / 808 sq ft

Second Floor (Excluding Reduced Headroom)

50.8 sq m / 547 sq ft

Total = 127.8 sq m / 1375 sq ft



 = Reduced headroom below 1.5 m / 50



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

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