



East Dulwich Grove, SE22 | £425,000

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In General

- One double bedroom
- Period conversion
- Excellent location
- Over 615 Sq Ft
- Desirable location
- 25ft-kitchen reception room
- Good condition throughout

In Detail

CHAIN FREE – Charming, spacious and characterful period conversion on the upper ground floor of this gorgeous building in the heart of East Dulwich.

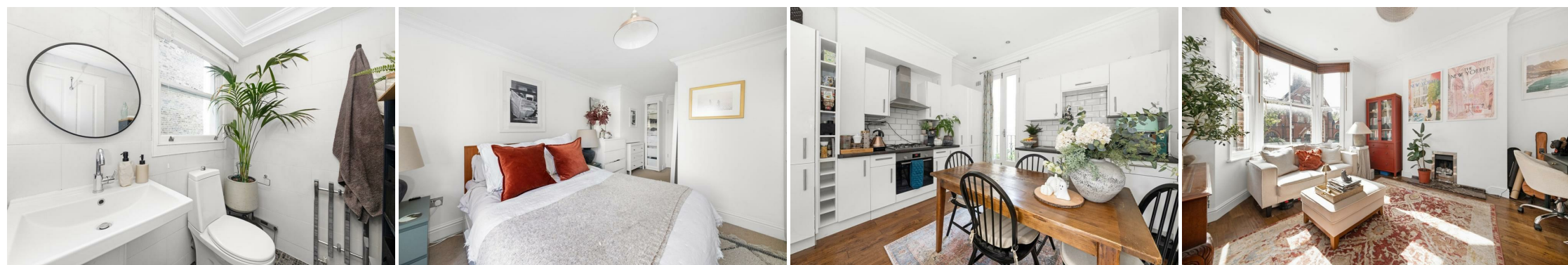
Boasting over 615 Sq Ft of internal space which has been lovingly maintained by the current owner. There is a 14-ft bay-fronted reception with high ceilings and plenty of natural light which leads through partition doors onto the stunning kitchen-breakfast room. At the back of the property is the comfortable double bedroom and modern bathroom.

East Dulwich Grove is ideally located for the independent shops, bars restaurants and coffee shops of Lordship Lane, North Cross Road and Dulwich Village as well as an array of beautiful parks and green spaces nearby. There are strong transport links into The City and West End from East Dulwich station (0.2 miles) and North Dulwich Station (0.7 miles) as well as bus/cycle routes through the neighbouring Herne Hill, Peckham Rye and Camberwell.

Early viewing recommended.

*Vendor looking into the lease extension.

EPC: D | Council Tax Band: C | Lease: 84 years remaining | SC: £80 | GR: £200 | BI: £877



Floorplan

East Dulwich Grove, SE22

Approximate Gross Internal Area
57.3 sq m / 617 sq ft

 = Reduced headroom
below 1.5 m / 5'0"



Raised 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		65	78
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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