



East Dulwich Grove, SE22 | Offers In Excess Of £475,000 02087028222

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# In General

- CHAIN FREE
- Two double bedrooms
- Open-plan kitchen-reception
- Good condition throughout
- Envious location

# In Detail

CHAIN FREE – Charming, gorgeous and spacious two bedroom period conversion enviably located in the heart of East Dulwich.

Boasting over 590 Sq Ft of internal space on the first floor of this striking building – there is a beautifully-bright bay-fronted 17x15 open-plan kitchen reception, two comfortable bedrooms including a 12-ft main bedroom at the back of the property as well as a modern family bathroom. The property was tastefully modernised and has been well maintained by this experienced Landlord.

East Dulwich Grove offers excellent access to the independent shops, bars, restaurants and coffee shops of Lordship Lane, North Cross Road and Bellenden Road. There are strong transport links into The City and West End from East Dulwich station (0.3 miles) and Peckham Rye station (1 mile) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Camberwell. There are host of excellent parks and green spaces including Goose Green, Peckham Rye Park and Dulwich Park – as well as Dulwich Hamlet FC and other sports grounds nearby.

Early viewing recommended.

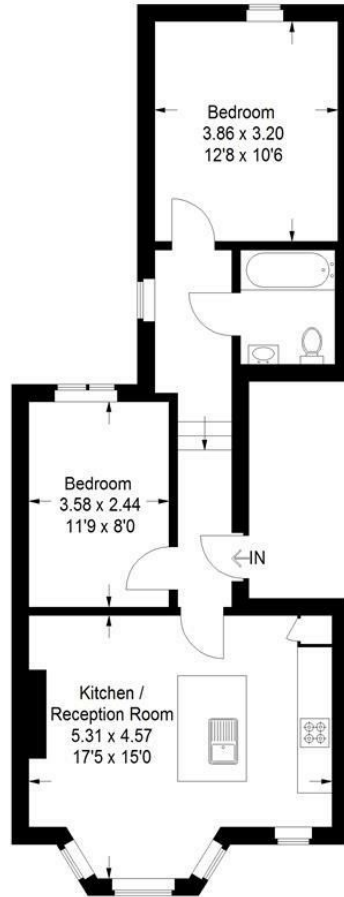
EPC: C | Council Tax Band: C | Lease: 125 years remaining | SC: £1,000 | GR: £0 | BI: £800



# Floorplan

East Dulwich Grove, SE22

Approximate Gross Internal Area  
55.0 sq m / 592 sq ft



## First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		70	79
55-68) D			
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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