



Hayes Grove, SE22 | £500,000

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In General

- Two double bedrooms
- Two bathrooms
- Ground floor
- Communal gardens
- Good condition throughout
- CHAIN FREE

In Detail

CHAIN FREE – Charming, spacious and beautifully bright two-bedroom purpose built apartment ideally located between East Dulwich and Peckham Rye.

Hayes Grove is enviably located for the independent shops, bars and restaurants of Lordship Lane, Bellenden Road and North Cross Road. There are a host of parks and green spaces nearby as well as strong primary and secondary school options. There are strong transport links into The City and West End from East Dulwich station (0.1 miles) and Peckham Rye station (0.8 miles) as well as bus/cycle routes through the neighbouring Denmark Hill, Herne Hill and Dulwich Village.

Boasting over 710 Sq Ft of internal space and situated on the ground floor of this private, cul-de-sac development – there are two comfortable double bedrooms, including a 15ft principal bedroom with built-in storage and an en-suite shower room. There is a 15-ft bay-fronted reception room with an attached, modern kitchen as well as the modern family bathroom. There are beautiful, well-kept communal gardens.

Early viewing recommended.

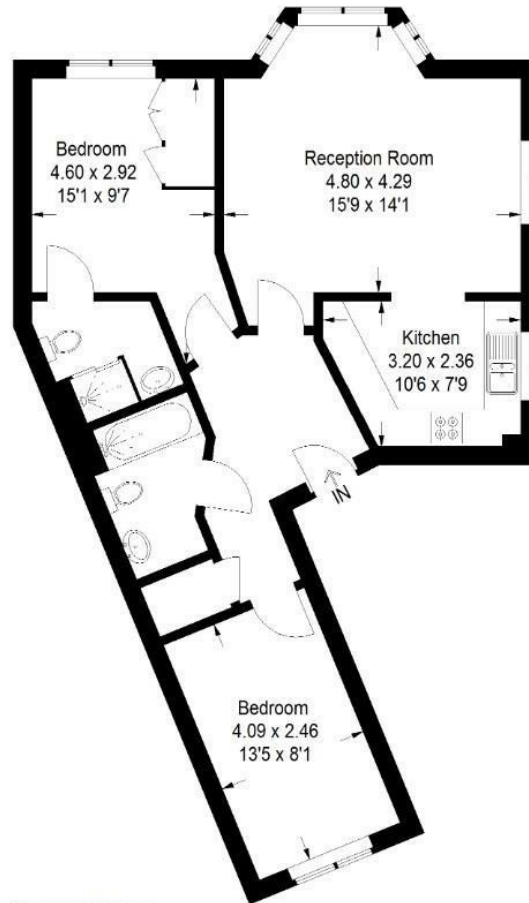
EPC: D | Council Tax Band: C | Lease: 103 years remaining | SC: £3,214.40 | GR: £100 | BI: Included in SC



Floorplan

Hayes Grove, SE22

Approximate Gross Internal Area
66.4 sq m / 715 sq ft



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		62	64
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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