

Oakhurst Grove, East Dulwich, London, SE22

1 1 1

£325,000 *Leasehold*

The property benefits from a well-balanced layout, with a separate reception room and kitchen, creating clearly defined living and entertaining spaces. The reception room provides a versatile area for relaxing, dining or working from home, while the separate kitchen offers a dedicated space for cooking and everyday use.

KEY FEATURES

- Approximately 567 sq ft of living accommodation
- Sought-after Oakhurst Grove location
- Close to Peckham Rye Park
- Convenient for East Dulwich and Peckham Rye Station
- Close to the shops, cafés, restaurants and amenities of Lordship Lane
- Easy access to Bellenden Road and Peckham
- Excellent location for commuters and local amenities





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The generously sized bedroom provides a peaceful retreat, complemented by a well-appointed bathroom.

One of the property's major attractions is its location. Oakhurst Grove is a pleasant residential setting, ideally positioned between East Dulwich and Peckham Rye, while being close to a wealth of amenities, green spaces and transport connections. Peckham Rye Park and Common are within easy reach, providing an excellent opportunity to enjoy open green space, walking routes and outdoor recreation.

For commuters, East Dulwich Station is approximately 0.5 miles away, with regular rail services providing convenient connections towards London Bridge and onward access into central London and the City. Peckham Rye Station is also within easy reach, providing additional National Rail and London Overground connections.

There are also numerous bus services operating locally, with stops close to Oakhurst Grove providing connections across South and Central London. Nearby routes include services towards destinations such as Oxford Circus, King's Cross and Shoreditch.

The surrounding area is particularly well known for its independent shops, cafés, restaurants, bars and everyday amenities. Lordship Ln is close by, offering a vibrant selection of local businesses and places to eat, while Bellenden Road provides another popular destination, leading towards the heart of Peckham and its increasingly vibrant food, retail and cultural scene.





MATERIAL INFORMATION

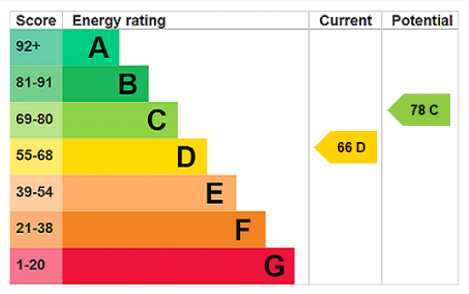
Tenure: Leasehold
Term: 168 year and 5 months
Service Charge: £1,984.00 PA
Building Insurance: £1,789.00 PA
Ground Rent: £0
Council Tax Band: B
EPC rating: D

Mobile phone coverage:
EE (Good outdoor and variable in-home)
Three (Good outdoor and in-home)
O2 (Good outdoor and in-home)
Vodafone (Good outdoor and in-home)
(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only.)

Flood Risk: Very low risk of surface water flooding / Very low risk river and sea flooding **(Information supplied by gov.uk and tenants are advised to seek their own legal advice)**

Available Broadband: Full Fibre Broadband

Floor plan: Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.



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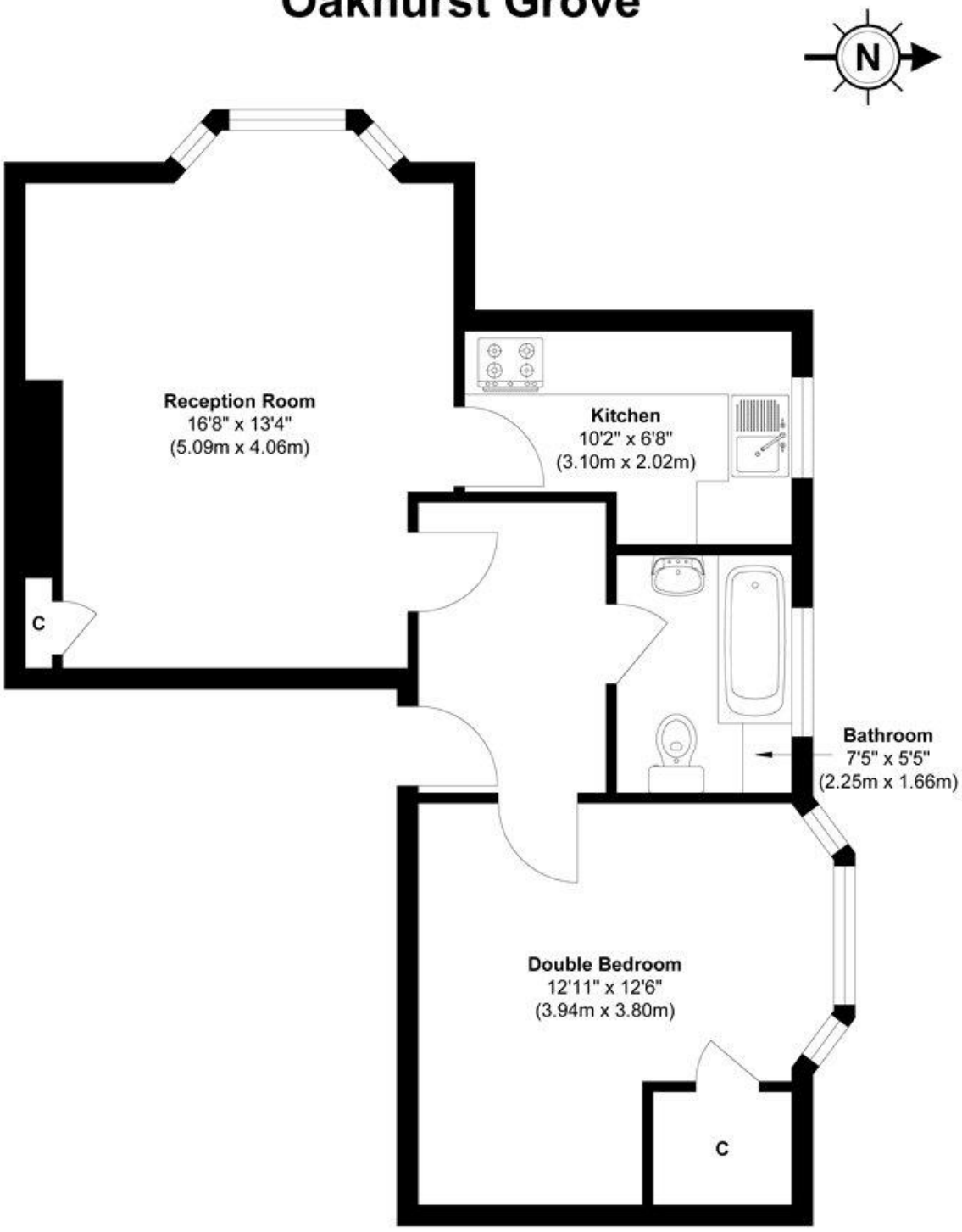
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Oakhurst Grove



First Floor

Approx. Gross Internal Floor Area 567 sq.ft / 52.72 sq. m

Illustration for identification purposes only, measurements approximate, not to scale

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