



Crawthew Grove, East Dulwich, London, SE22

£1,125,000 *Freehold*

Situated on Crawthew Grove in the heart of East Dulwich, this beautifully refurbished home offers stylish, contemporary living arranged over three floors, complemented by the added benefit of a cellar. Finished to a high specification throughout, the property combines thoughtfully designed interiors with generous living space, making it an ideal choice for families, professional couples or those seeking a well-connected South London home.



- Three well-proportioned double bedrooms
- Spacious open-plan reception and dining room
- Generous kitchen with direct access to the private rear garden
- Private rear garden, ideal for outdoor dining and entertaining
- Additional cellar providing useful storage
- Moments from the shops, cafés and restaurants of Lordship Lane
- Close to the green open spaces of Peckham Rye Park and Goose Green
- Convenient access to East Dulwich railway station and Denmark Hill Overground
- Excellent local bus connections
- Well placed for a selection of local schools

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KEY FEATURES



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At the heart of the property is an inviting open-plan reception and dining room, providing an excellent space for both everyday living and entertaining. The layout creates a natural flow between the living and dining areas, offering flexibility for relaxing with family or hosting friends. The property's high-quality refurbishment brings a fresh, modern feel throughout, creating a home that is ready to move into.

The spacious kitchen provides ample room for cooking and dining, with direct access to the private rear garden. This outdoor space offers a welcome retreat from the bustle of everyday life, ideal for al fresco dining, summer gatherings or simply enjoying a little fresh air.

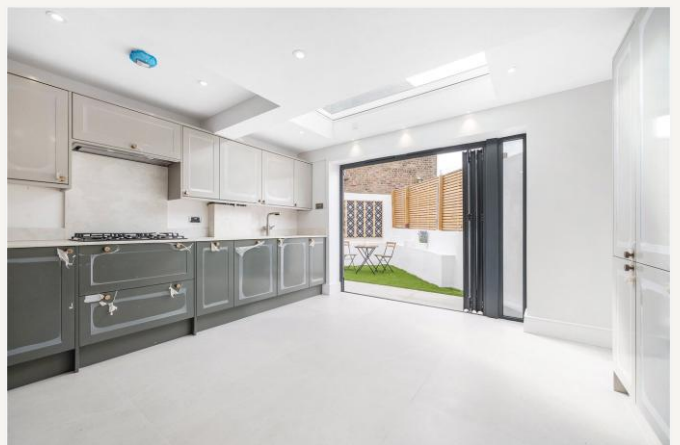
Arranged over the upper floors are three well-proportioned double bedrooms, each offering comfortable accommodation and flexibility to suit a variety of needs, whether as bedrooms, a guest room or a home office. The property is further served by a contemporary family bathroom and a separate WC, adding welcome practicality to busy household routines. The additional cellar provides useful storage space and further versatility.

The location is a particular highlight. Just moments from the popular amenities of Lordship Lane, residents can enjoy an excellent selection of independent shops, cafés, restaurants, pubs and everyday conveniences. The nearby green open spaces of Peckham Rye Park and Goose Green offer wonderful opportunities for walking, exercising and enjoying the outdoors.

Transport connections are also well catered for, with East Dulwich railway station and Denmark Hill Overground station providing convenient links into central London and beyond. A number of nearby bus routes offer further options for travelling around the local area and across the capital.

For families, East Dulwich is well regarded for its community atmosphere and choice of local schools, with a range of educational options in the surrounding area.

Combining high-specification refurbishment, versatile accommodation, a private garden and an enviable East Dulwich location, this attractive three-bedroom home presents an excellent opportunity to enjoy modern living in one of South London's most sought-after neighbourhoods.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: D
EPC rating: D

Mobile phone coverage:

- EE (Good outdoor and in-home)
- Three (Good outdoor and variable 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

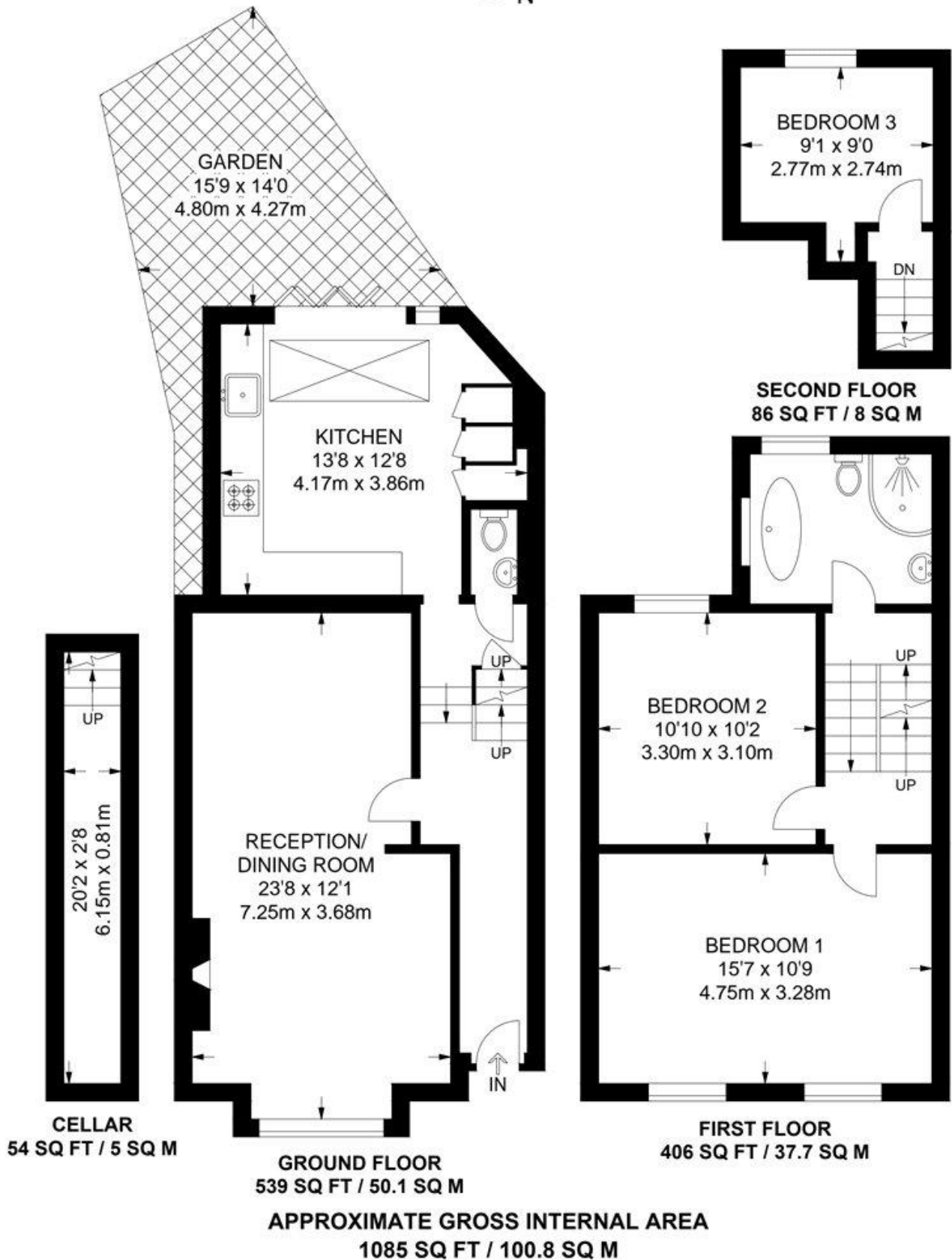
For more information, scan the QR code or visit the link below



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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.





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