East Dulwich Grove, SE22

£1,500,000 *Freehold – (offers in excess of)*

A beautifully presented and immaculate four-bedroom home, arranged over three spacious floors and offering an exceptional blend of style, space and natural light throughout.

KEY FEATURES

4 2 4

- Four-bedroom family home arranged over three floors
- Immaculately presented and in excellent condition throughout
- Bright and spacious open-plan living and dining area
- Four bathrooms plus a separate WC
- Large private garden
- Useful cellar providing additional storage
- Eaves storage
- Abundance of natural light throughout
- Excellent family accommodation with generous living space
- Close to Peckham Rye Park and Dulwich Park
- Convenient for East Dulwich Station
- Excellent transport links via Denmark Hill Overground
- Sought-after East Dulwich location

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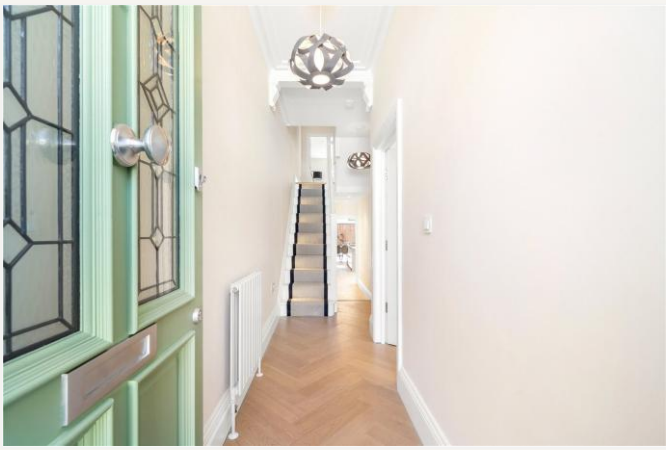
The property features a superb open-plan living and dining area, creating a bright and welcoming space that is ideal for both everyday family living and entertaining. With four well-appointed bathrooms, an additional WC and a versatile cellar, along with 2 reception rooms, the house offers an excellent level of accommodation and practicality.

A particular highlight is the large private garden, providing an impressive outdoor space for relaxing, entertaining and family life. The property also benefits from useful eaves storage, offering valuable additional space for keeping the home organised.

Throughout the house, an abundance of natural light enhances the beautifully maintained interiors, while the immaculate condition means the property is ready to move straight into. Each bedroom comes with its own bathroom as well which is shown within the floorplan.

Ideally located for the best of South East London, the property is within easy reach of both Peckham Rye Park and Dulwich Park, offering superb green spaces for recreation and leisure. Excellent transport links are also close by, with East Dulwich Station and Denmark Hill Overground providing convenient connections into Central London and beyond.

An impressive family home in a highly sought-after location, combining generous accommodation, excellent outdoor space and a fantastic position close to parks, transport links and the vibrant amenities of East Dulwich and Peckham.



MATERIAL INFORMATION

Tenure: TBC

Council Tax Band: F

EPC rating: D

Mobile phone coverage:

EE (Good outdoor and in-home)

Three (Good outdoor and in-home)

O2 (Good outdoor and in-home)

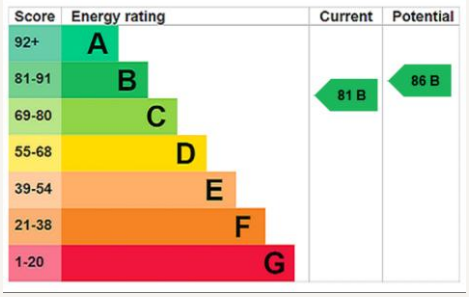
Vodaphone (Good outdoor and in-home)

(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)

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.



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

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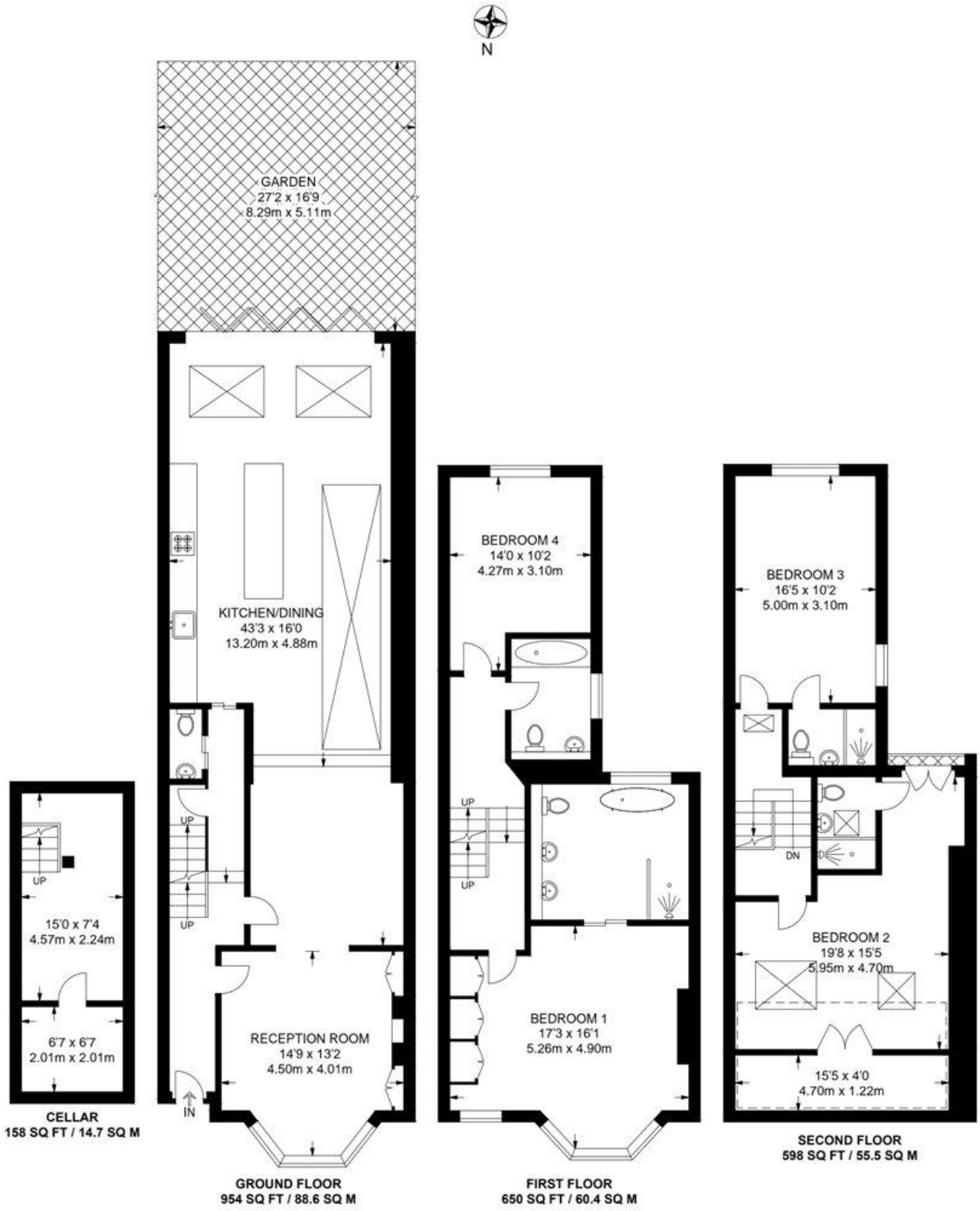
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: 2360 SQ FT / 219.2 SQ M
APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: 2202 SQ FT / 204.5 SQ M

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