

Derwent Grove, East Dulwich, London, SE22

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£950,000 *Leasehold*

Arranged over two floors, the property offers generous living accommodation, comprising a welcoming reception room, three well-sized bedrooms, an en-suite shower room, a separate family bathroom and an open-plan kitchen and dining area.

KEY FEATURES

- Generous 1,257 sq. ft. of living accommodation arranged over two floors.
- Three well-proportioned bedrooms, including an impressive principal bedroom with excellent natural light from Velux windows.
- Spacious reception room featuring large windows and an attractive original fireplace.
- Open-plan kitchen and dining area, ideal for modern living and entertaining.
- Two bathrooms, comprising an en-suite shower room and a separate family bathroom.
- Private rear patio garden with a dedicated seating area.
- Fantastic East Dulwich location, just a 3-minute walk to East Dulwich station and within easy reach of Lordship Lane, local amenities and green spaces.





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The reception room is particularly inviting, with large windows allowing an abundance of natural light to flood the space. Full of character, the original fireplace provides an attractive focal point, adding charm and personality to the room. The separate open-plan kitchen and dining area offers an excellent space for everyday living and entertaining, providing plenty of scope for the new owners to personalise and make their own.



Upstairs, the bedrooms continue to impress, with the principal bedroom being a particular highlight. Generously proportioned and enjoying excellent natural light from the Velux windows, it offers a wonderful sense of space and provides a comfortable retreat away from the main living areas. The remaining bedrooms offer flexibility for family living, guest accommodation or a dedicated home-working space.

Externally, the property benefits from a private rear patio garden, complete with a seating area, providing a lovely spot to enjoy some outdoor space, entertain friends or relax during the warmer months.

One of the property's greatest attractions is its fantastic location. East Dulwich railway station is just a three-minute walk away, offering convenient direct connections into the City and beyond. Denmark Hill Overground station is also within easy reach, providing further excellent transport links across London.



The ever-popular Lordship Lane is just a short stroll away, offering an excellent selection of independent shops, cafés, restaurants, traditional pubs and everyday convenience stores. For those who enjoy outdoor space, the property is ideally positioned for several popular green spaces, including Ruskin Park, Goose Green and Peckham Rye Park, all offering opportunities for walks, exercise and leisure.

Combining generous proportions, an abundance of natural light, attractive period features and an enviable East Dulwich location, this is a fantastic opportunity to acquire a home that is ready to move straight into, while still offering the incoming owners the opportunity to add their own style and personal touch over time.

MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 90 years and 10 months
Service Charge and Ground Rent: £0 (sellers own the freehold)
Council Tax Band: C
EPC rating: TBC

Mobile phone coverage:
EE (Good outdoor and 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.



FIRST FLOOR
677 SQ FT / 62.9 SQ M

SECOND FLOOR
580 SQ FT / 53.9 SQ M

APPROXIMATE GROSS INTERNAL AREA
1257 SQ FT / 116.8 SQ M

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