



**EAST DULWICH GROVE, EAST DULWICH, SE22  
OIEO £550,000 SHARE OF FREEHOLD**

**NESTLED PERFECTLY BETWEEN DULWICH  
VILLAGE AND LORDSHIP LANE, IS THIS LARGE,  
THREE-BEDROOM SPLIT-LEVEL FLAT.**

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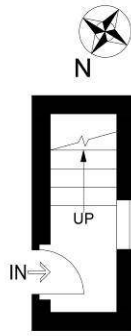
## DESCRIPTION:

A bright and spacious split-level flat, situated in a prime location in SE22. Nestled perfectly between Dulwich Village and Lordship Lane, is this large, split-level flat boasting fantastic proportions. The property offers two large double bedrooms and a smaller third bedroom which would make an ideal home office or nursery, further boasting a large eat-in kitchen-diner and large reception. The property is situated in a prime school catchment area and would make an ideal home for a young family looking to set their market on the ever-popular Dulwich property market. The property is well positioned to benefit from easy access to the bars, restaurants, and shops on Lordship Lane but also direct transport links including East Dulwich for London Bridge, Denmark Hill station for access to the overground, or a short bus to Brixton for the underground. This is a stunning flat in a central location with early viewings highly recommended.

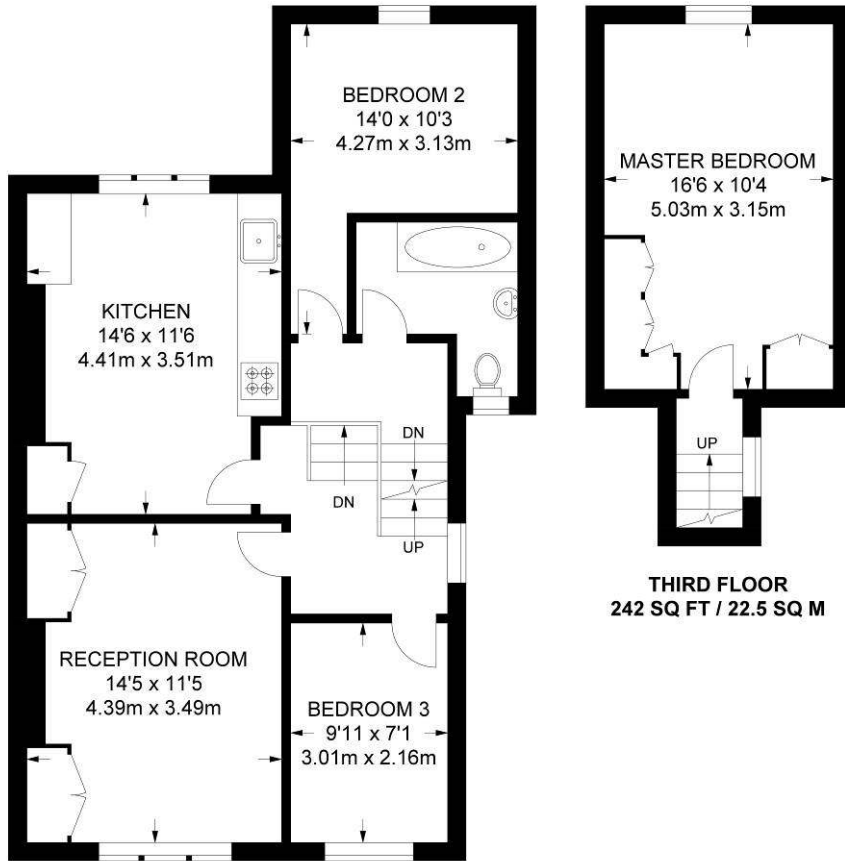
## AT A GLANCE

- Three Bedrooms
- Split Level Flat
- Large Reception
- Eat-In Kitchen-Diner
- Bathroom
- Share Of Freehold
- Spacious Throughout
- Excellent Transport Links
- Primary School Catchment





**FIRST FLOOR**  
28 SQ FT / 2.6 SQ M

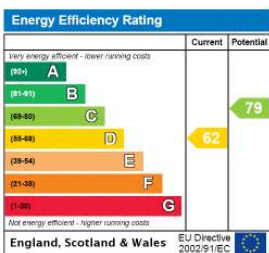


**SECOND FLOOR**  
668 SQ FT / 62.1 SQ M

**THIRD FLOOR**  
242 SQ FT / 22.5 SQ M

**APPROXIMATE GROSS INTERNAL AREA**  
938 SQ FT / 87.2 SQ M

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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