



EAST DULWICH GROVE, EAST DULWICH, SE22
£575,000 LEASEHOLD

A STUNNING LARGE SPLIT LEVEL TWO
DOUBLE BEDROOM, TWO-BATHROOM FLAT
SITUATED IN A PRIME LOCATION.

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DESCRIPTION:

A spacious split level flat, situated in a prime location. This stunning large split level two double bedroom, two-bathroom flat is situated in the perfect location near Lordship Lane, and East Dulwich Station. The flat offers a large open plan kitchen-reception with wood floors and plenty of space to entertain. The top floor boasts the large master bedroom and ensuite and to the rear of the property a very large second double bedroom. It is ideally situated to allow easy access to all the local bars restaurants and shops in East Dulwich and Dulwich village. Transport via East Dulwich station is just a short walk away taking you directly into London Bridge, a short bus to Brixton or Denmark Hill for the underground and overground. This is a fantastic flat, in a superb location and early viewings are highly advised.

AT A GLANCE

- Two Double Bedrooms
- Victorian Split Level Flat
- Open-Plan Kitchen/Reception
- Modern Bathroom & Ensuite Shower Room
- Leasehold





East Dulwich Grove, East Dulwich, SE22

Total Area: 92.0 m² ... 991 ft²



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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