



HAYES GROVE, EAST DULWICH, SE22  
OIEO £450,000 LEASEHOLD

THIS BEAUTIFULLY PRESENTED MODERN TWO  
DOUBLE BEDROOM GROUND FLOOR FLAT IS  
SITUATED IN A PRIME CENTRAL LOCATION.

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## DESCRIPTION:

This beautifully presented modern two double bedroom ground floor flat is situated in a prime central East Dulwich location, close to both Denmark Hill, Peckham Rye, and East Dulwich stations. The property offers two good double bedrooms, a modern kitchen, two bathrooms, and a large reception. In addition, there is parking for one car and a large communal garden. It is well positioned to benefit from easy access to the bars, restaurants, shops, and cinema on Lordship Lane as well as those on Bellenden Road and direct transport links into Central London via East Dulwich, Denmark Hill or Peckham Rye with East London tube connections should they be required. This is a fantastic modern flat offered to the market chain free with early viewing recommended.

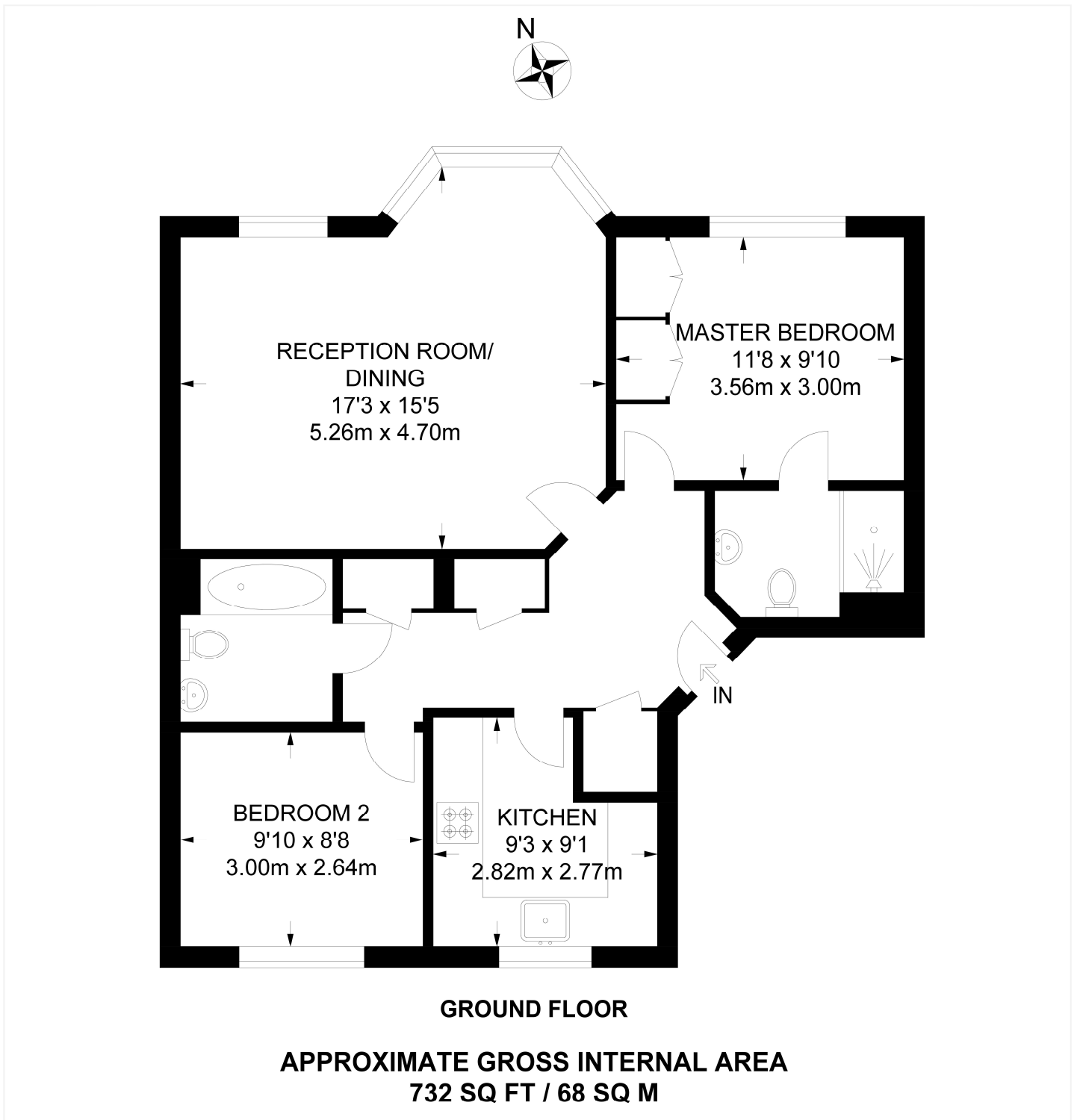
Leasehold: 107 years  
Service Charge: £2,000/year  
Ground Rent: £100/year  
Council Tax Band C

## AT A GLANCE

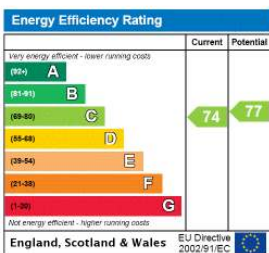
- Two Double Bedrooms
- Ground Floor Modern Flat
- Large Reception
- Modern Kitchen
- Bathroom & Shower Room
- Communal Garden & Parking for One Car
- Leasehold
- Chain Free







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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