



EAST DULWICH GROVE, EAST DULWICH, LONDON, SE22

£600,000 SHARE OF FREEHOLD

**A FANTASTIC THREE BEDROOM FIRST FLOOR
FLAT SITUATED IN HIGHLY SOUGHT AFTER
LOCATION BETWEEN DULWICH VILLAGE AND
LORDSHIP LANE.**

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

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Tenure Share of Freehold | Council Tax Band C – London Borough of Southwark
| EPC Rating C |

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DESCRIPTION:

A Fantastic Three-Bedroom First Floor Flat in a Highly Sought After Location. Perfectly positioned between the charming Dulwich Village and vibrant Lordship Lane. This share of freehold property seamlessly combines the perfect blend of comfort, style and convenience. It boasts beautiful high ceilings and a spacious reception room that floods with natural light creating a bright and uplifting atmosphere. There are two generously sized double bedrooms and a versatile third room, ideal as a study or a single bedroom. To the rear of the flat, you'll find your own private balcony providing a serene outdoor retreat. Additionally, the flat comes with one small and large spacious loft offering exciting conversion potential subject to planning permission. Primely positioned between Lordship Lane and Dulwich Village, this flat offers access to a wide array of vibrant shops, bars, restaurants and parks. It is also within the catchment area of both East and North Dulwich Charter Schools and The Prestigious Independents, making it an outstanding choice for families. Transport links are excellent, with a short bus ride to Brixton for the underground or a brief walk to North and East Dulwich Station for direct services to London Bridge. Alternatively, Denmark Hill overground station is just a short bus ride away. This is a wonderful flat in a highly desirable location. Early viewings are highly recommended.

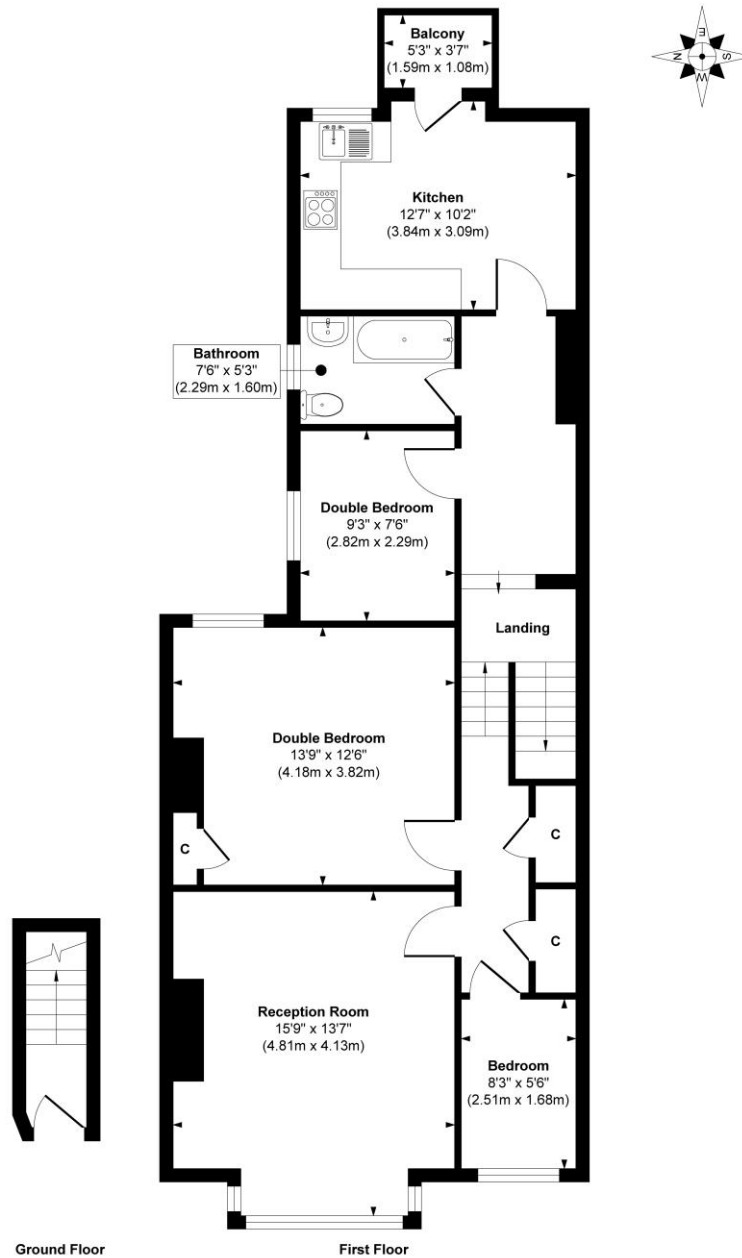
AT A GLANCE

- Share of freehold
- Period property
- Chain free
- Impressive high ceilings
- Ample built-in storage





East Dulwich Grove



Approx. Gross Internal Floor Area 866 sq. ft / 80.46 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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	
A (92-100)	
B (81-91)	
C (69-80)	76 79
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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