



Grove Vale, East Dulwich, London, SE22

£550,000 Leasehold (offers in excess of)



The property boasts an abundance of natural light throughout, with a spacious open-plan living, dining and kitchen area designed for modern lifestyles.

KEY FEATURES

- Bright first-floor apartment with two bedrooms and two bathrooms.
- Spacious open-plan living, kitchen and dining area with a private balcony.
- Adjacent to East Dulwich Station, with Denmark Hill Station also within easy reach for excellent links into the City.
- Moments from Lordship Lane's vibrant shops, cafés and restaurants, as well as the green open spaces of Ruskin Park and Peckham Rye Park.
- Lift Access



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The living space opens directly onto a private balcony, providing the perfect spot to enjoy your morning coffee or unwind after a busy day.

Both bedrooms are generously proportioned, with the principal bedroom benefiting from an en-suite shower room, while a stylish family bathroom serves the second bedroom and guests.

Perfectly positioned adjacent to East Dulwich Station, the apartment offers excellent transport links into the City and beyond. Denmark Hill Station is also within easy reach, providing both Overground and National Rail services for added convenience.

Residents will enjoy being just a short stroll from the vibrant cafés, restaurants, independent boutiques and everyday amenities of Lordship Lane. For those seeking outdoor space, the expansive green open spaces of Ruskin Park and Peckham Rye Park are both nearby, offering the ideal setting for leisure, exercise and relaxation.

Combining contemporary interiors, excellent transport connections and one of South East London's most sought-after neighbourhoods, this superb apartment presents an outstanding opportunity for first-time buyers, professionals and investors alike.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 141 year and 9 months
Service Charge: ASK AGENT
Ground Rent: £450 Annually (subject to change)
Council Tax Band: D
EPC rating: B

Mobile phone coverage:
EE (Good outdoor and in-home)
Three (Good outdoor and in-home)
O2 (Good outdoor and variable 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)**

Full Fibre Broadband:
Fibre to the Cabinet 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below

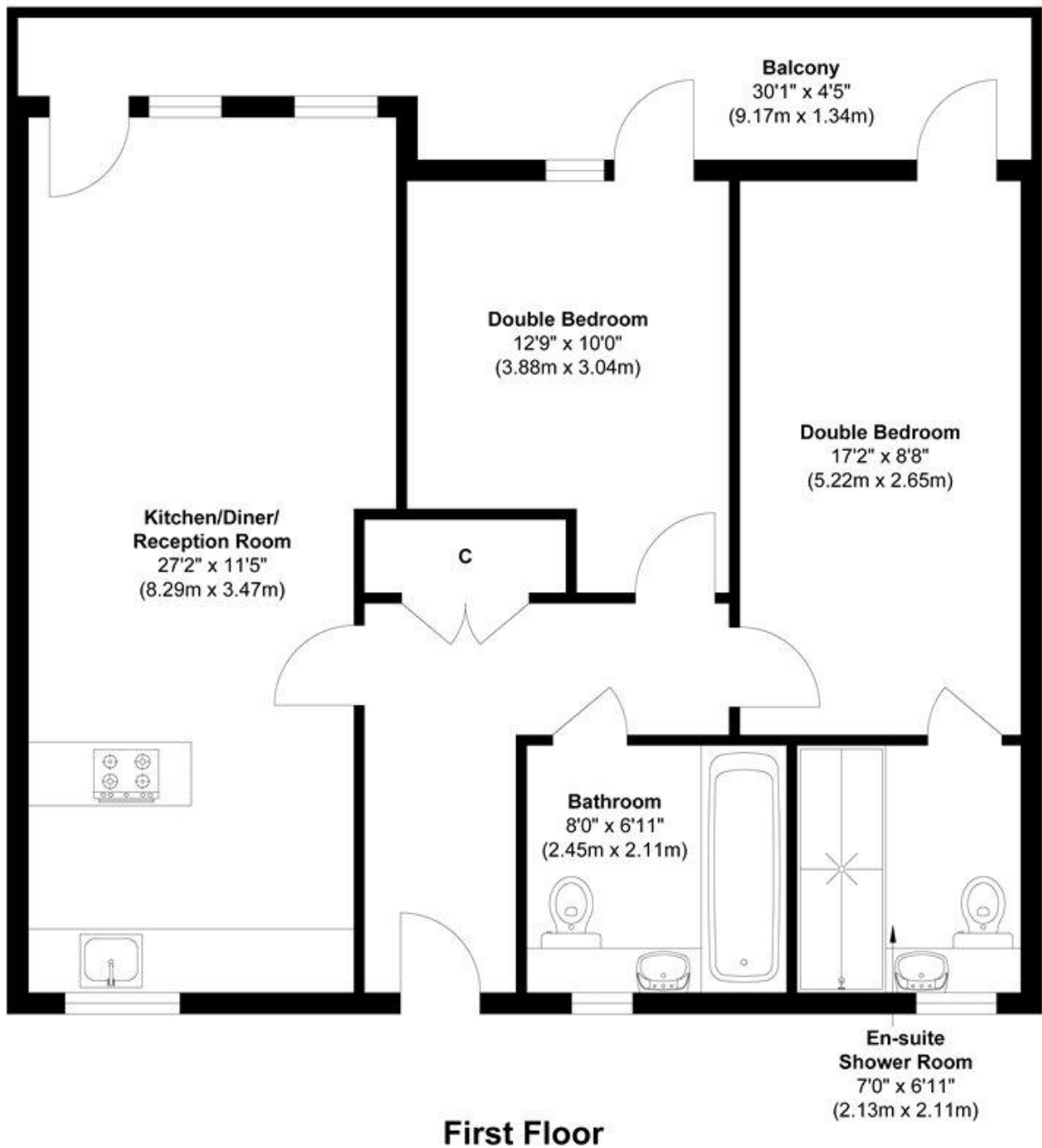
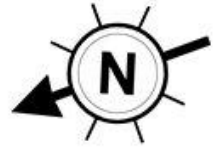


<https://www.winkworth.co.uk/sale/property/DUL260209>

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.



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Approx. Gross Internal Floor Area 793 sq.ft / 73.68 sq. m

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

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