



## Melbourne Grove, East Dulwich, London, SE22

£375,000 *Leasehold*



This wonderfully bright one double flat is situated on a highly sought after road in East Dulwich. The property comprises of a bright and spacious reception, modern kitchen, good size double bedroom, and a modern bathroom.

### KEY FEATURES

- One Double Bedroom
- Second Floor Flat
- Large Reception
- Modern Kitchen
- Modern Bathroom
- Excellent transport links



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Centrally located moments away from Lordship Lane with its bars, restaurants, shops and cinema. Transport links are provided via East Dulwich with links to London Bridge, a short bus to Denmark Hill or walk to Peckham Rye station provides access to the London Overground. This is an outstanding property and has been recently decorated throughout. Early viewing recommended.



MATERIAL INFORMATION

**Tenure:** Leasehold  
**Term:** 112 year and 10 months  
**Ground Rent:** £ 250 Annually (subject to increase)  
**Council Tax Band:** B  
**EPC rating:** D

**Mobile phone coverage:**  
EE (likely inside and outside)  
Three (likely inside and outside)  
O2 (likely inside and limited outside)  
Vodafone (limited inside and outside)

(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.)

**Available broadband:**  
Ultrafast Broadband: FTTP Superfast Broadband: FTTC Standard Broadband: ADSL  
Networks in your area: EE and Three (Information supplied by Ofcom)

**Flood Risk:** Very Low risk of surface water flooding and Very low risk river and sea flooding (Information supplied by gov.uk and purchasers are advised to seek their own legal advice)

**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.



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



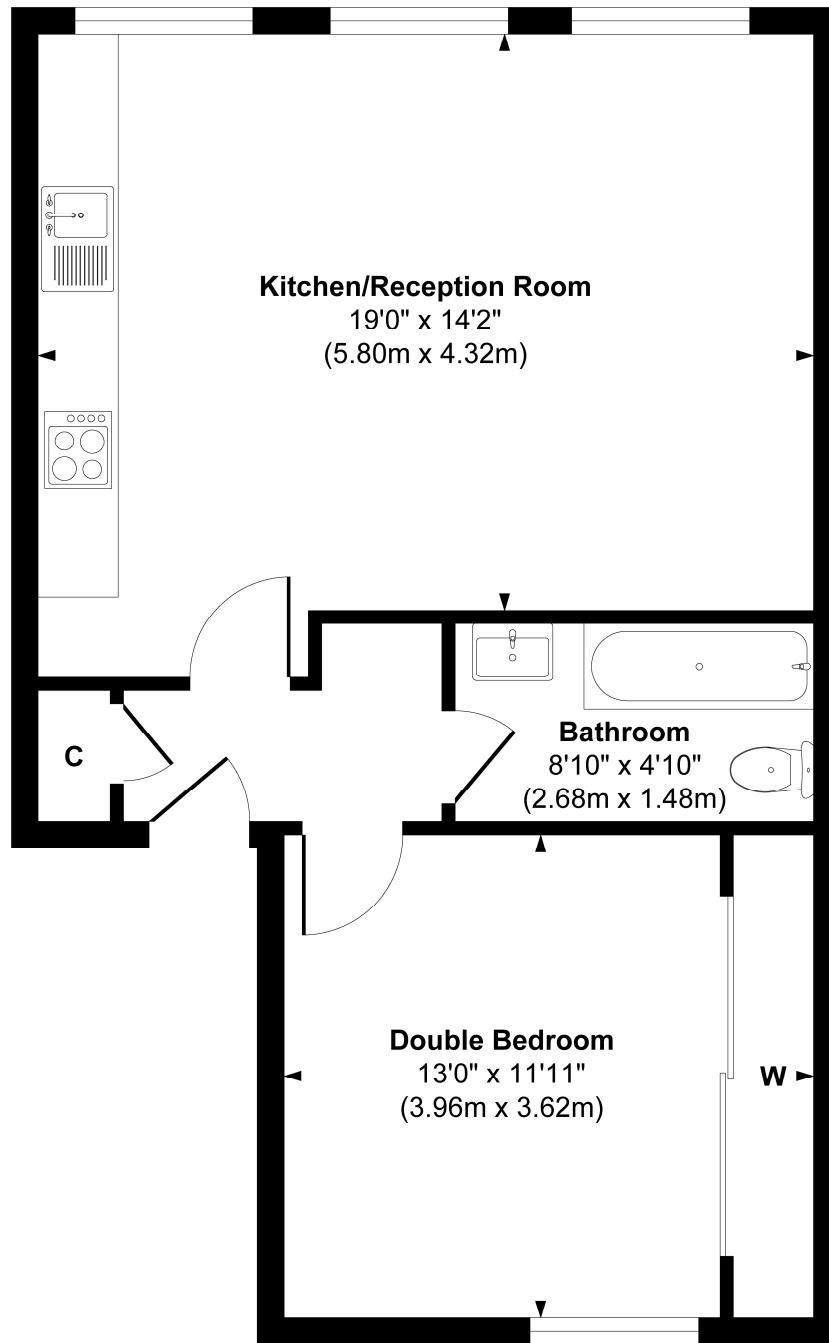
<https://www.winkworth.co.uk/sale/property/DUL150848>

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.





## Melbourne Grove



### Second Floor

**Approx. Gross Internal Floor Area 526 sq. ft / 48.95 sq. m**

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

Produced by Elements Property

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