



EAST DULWICH GROVE, EAST DULWICH, LONDON SE22

£750,000 LEASEHOLD

SITUATED WITHIN A STUNNING DOUBLE FRONTED VICTORIAN HOUSE AND LOCATED IN A PRIME POSITION, IS THIS SPACIOUS, SPLIT LEVEL, TWO DOUBLE BEDROOM GARDEN FLAT.

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

Tenure Leasehold 115yr Lease | Council Tax Band C – London Borough of Southwark | Ground Rent £250pa | EPC Rating C

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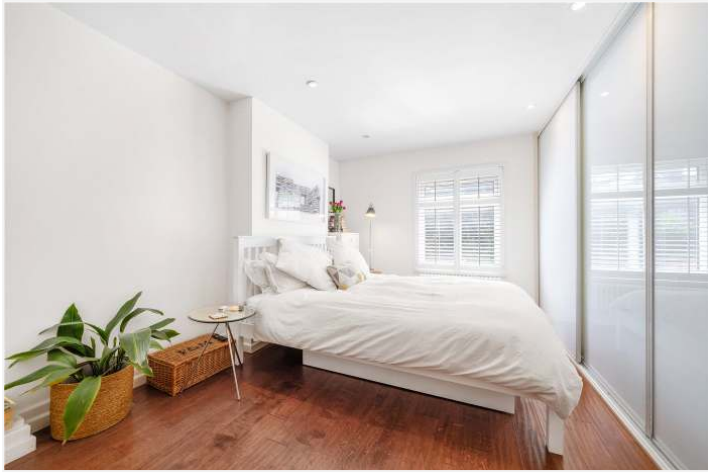
DESCRIPTION:

Situated within a stunning double fronted Victorian house and located in a prime position, is this spacious, split level, two double bedroom garden flat. This stunning home is offered to the market in fantastic condition. Entered via a large hallway, the property comprises on the ground floor an open-plan kitchen/ diner/ reception. Decorated with engineered wood flooring, tonnes of natural light and French doors leading out to a sunny South facing garden. The ground floor further comprises a spacious en-suite double bedroom. The first floor comprises a second large double, shower room and WC. The property is very well located and benefits from easy access to the bars and restaurants on Lordship Lane, aswell as Dulwich Village. Transport links into Central London are provided via East Dulwich to London Bridge and the overground services at Denmark Hill, a short bus to Brixton links you to the underground. Both Dulwich and Peckham Rye Parks are just a short walk away with wide, green open spaces. Further benefits include fantastic primary and secondary school catchments.

AT A GLANCE

- Two spacious double bedrooms
- Two modern bathrooms, shower room and WC
- Private south-facing garden
- Excellent transport links
- Primary and secondary school catchment area







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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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