



**EAST DULWICH GROVE, EAST DULWICH, SE22**  
**OIOE £475,000 SHARE OF FREEHOLD**

**A WONDERFUL TWO BEDROOM FIRST FLOOR  
SPLIT LEVEL FLAT OFFERED TO THE MARKET  
CHAIN FREE IN A CENTRAL LOCATION.**

Dulwich | 020 8299 2722 | [dulwich@winkworth.co.uk](mailto:dulwich@winkworth.co.uk)

Tenure Share of Freehold – 997 years approx. / Freehold | Council Tax Band C – London  
Borough of Southwark | Service Charge £800 pa | Ground Rent Peppercorn

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## DESCRIPTION:

This large two-bedroom split level first-floor flat is situated in a prime East Dulwich location offered to the market chain free. The property offers two good sized double bedrooms, an open planned kitchen-reception and a modern bathroom. It is well positioned to benefit from easy access to the bars, restaurants and shops on Lordship Lane but also direct transport links including East Dulwich with direct links to London Bridge and Denmark Hill station with connections onto the East London tube line. This is a stunning flat and if you're looking for space and finish in a central location this is perfect. Offered to the market chain free with early viewing recommended.

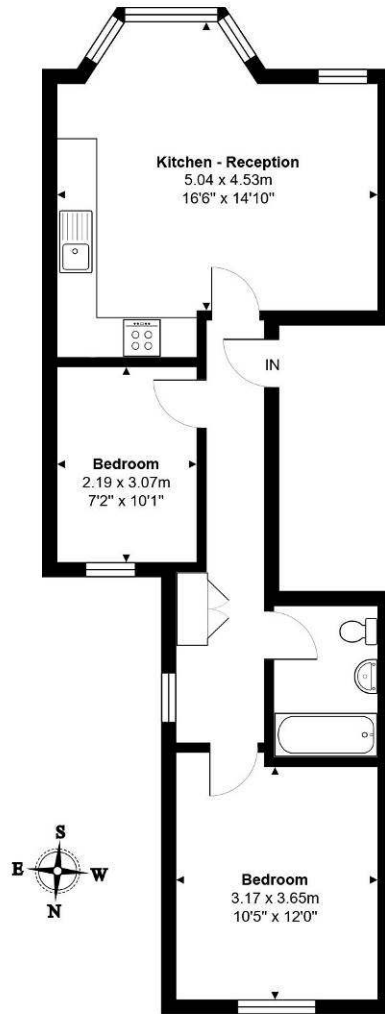
## AT A GLANCE

- Two Double Bedrooms
- Split Level First Floor Flat
- Open Plan Kitchen-Living
- Modern Bathroom
- Chain Free
- Share of Freehold
- Central Location



## East Dulwich Grove, East Dulwich, SE22

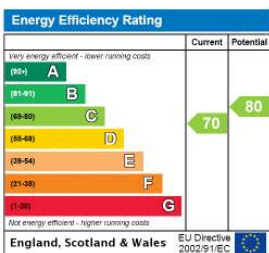
Total Area: 53.4 m<sup>2</sup> ... 575 ft<sup>2</sup>



First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines.  
Not drawn to scale unless stated.

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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