



**DERWENT GROVE, EAST DULWICH, LONDON, SE22**  
**OIEO £550,000 LEASEHOLD**

**A FANTASTIC OPPORTUNITY TO PURCHASE  
AN END OF TERRACE, SPLIT LEVEL FLAT,  
SITUATED ON ONE OF SE22'S PRIME ROADS.**

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

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Tenure Leasehold | Council Tax Band C – London Borough of Southwark |  
Service Charge TBC | Ground Rent TBC

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## DESCRIPTION:

A fantastic opportunity to purchase an end of terrace, split level flat, situated on one of SE22's prime roads. This spacious property is offered to the market chain free. Located in the heart of SE22, the property boasts a spacious reception, large kitchen-diner with modern fittings, two double bedrooms and a bathroom. The property boasts the potential for further extension STPP. It is perfectly situated to benefit from easy access to the bars, restaurants, shops and cinema on Lordship Lane and Bellenden Road. Transport links are provided via East Dulwich station for direct links to London Bridge, and either a short walk or bus ride to Denmark Hill for the overground.

## AT A GLANCE

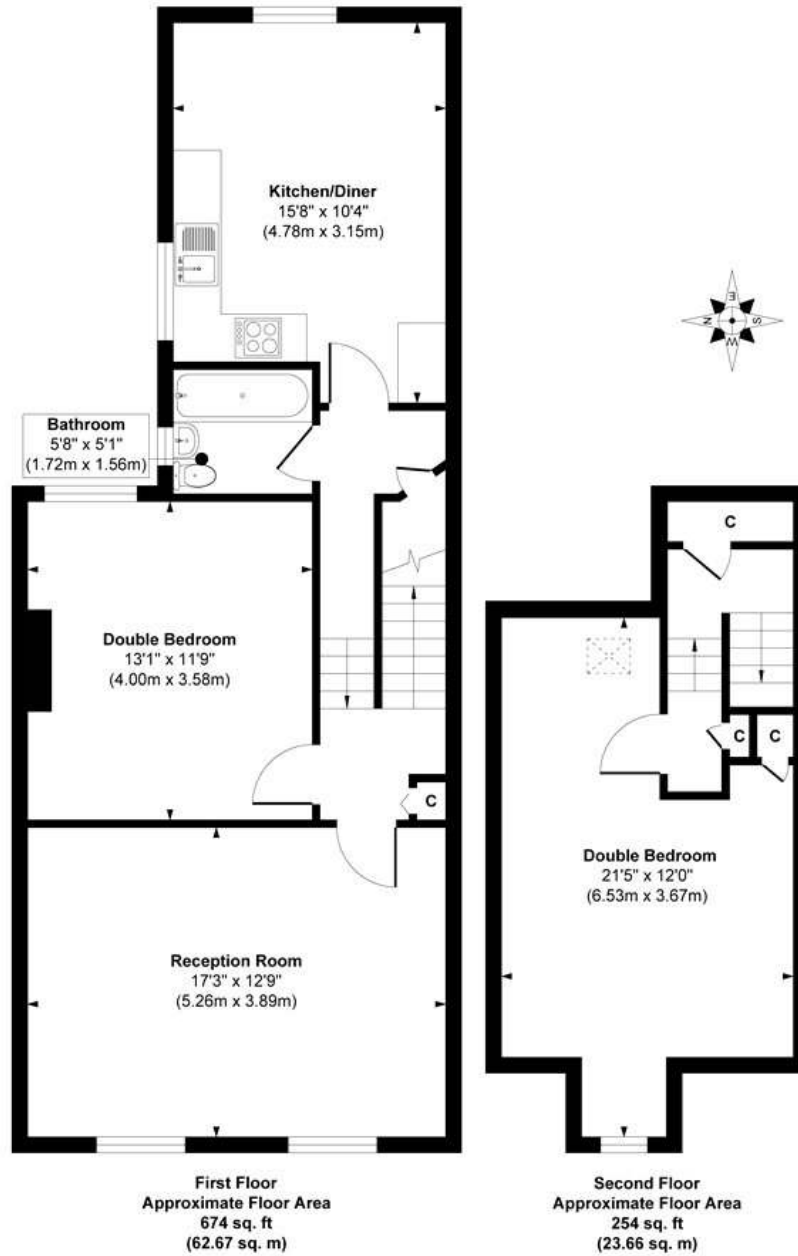
- Split Level Flat
- Two Double Bedrooms
- Large Reception Room
- Large Kitchen/Diner
- Potential To Extend STPP
- Prime Location
- Chain Free







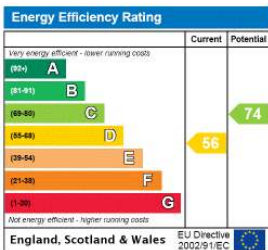
## Derwent Grove



**Approx. Gross Internal Floor Area 928 sq. ft / 86.33 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.



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