



**HAYES GROVE, EAST DULWICH, SE22
OFFERS OVER £425,000 LEASEHOLD**

**THIS BEAUTIFULLY PRESENTED MODERN
FLAT SITUATED IN A PRIME CENTRAL EAST
DULWICH LOCATION.**

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DESCRIPTION:

This beautifully presented modern flat is situated in a prime central East Dulwich location, close to both Denmark Hill, Peckham Rye, and East Dulwich stations. The property offers two good double bedrooms, a modern kitchen, two bathrooms, and a large reception. Located within easy reach of the bars, restaurants, shops, and cinema on Lordship Lane as well as the vibrant nightlife and entertainment offered by Peckham Rye. This is a fantastic flat in an amazing location and early viewing is recommended.

Leasehold: 104-year lease

Service Charge: £1,939.96/year

Ground Rent: £100/year

Council Tax Band B

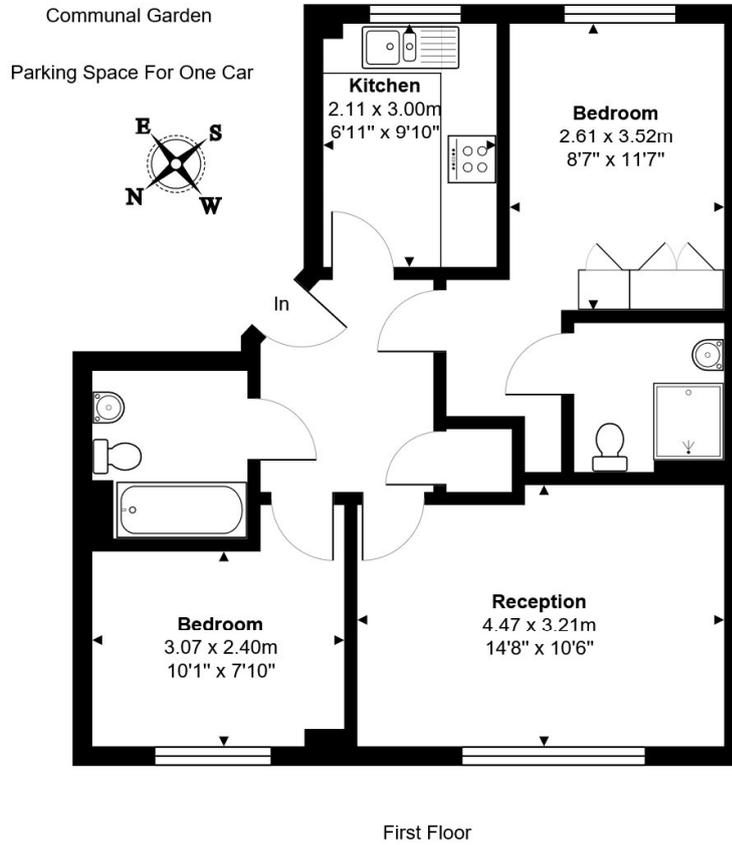
AT A GLANCE

- Two Bedrooms
- First Floor Flat
- Large Reception Room
- Modern Kitchen
- Two Bathrooms
- Allocated Parking Space
- Chain Free



Hayes Grove, East Dulwich, SE22

Total Area: 56.9 m² ... 613 ft²



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	85
(69-80) C			
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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