



EAST DULWICH GROVE, EAST DULWICH, SE22
£450,000 SHARE OF FREEHOLD

A BRIGHT AND SPACIOUS FIRST-FLOOR TWO-BEDROOM FLAT, SITUATED IN A FANTASTIC LOCATION IN SE22.

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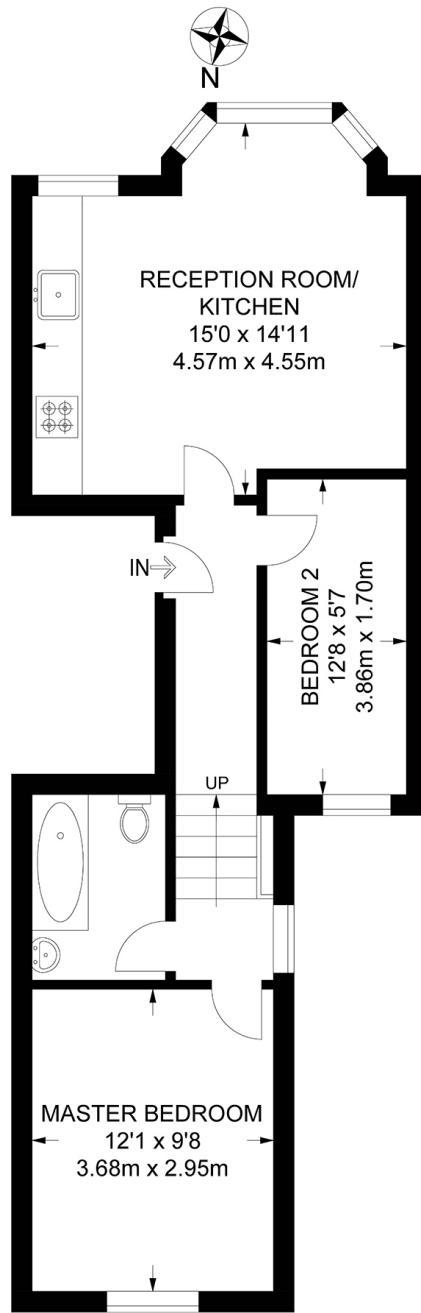
DESCRIPTION:

A bright and spacious flat, situated in a fantastic location in SE22. This well-presented first-floor two-bedroom flat is situated within an attractive Victorian house. The property offers an open-plan kitchen-reception, good size master double bedroom, a second spare double room, and a modern bathroom. It is very well located and benefits from easy access to the bars and restaurants on Lordship Lane and also direct transport links into Central London including direct links from East Dulwich to London Bridge and the overground services at Denmark Hill. Both Dulwich and Peckham Rye Parks are just a short walk away with wide, green open spaces.

AT A GLANCE

- Two Double Bedrooms
- Bright & Spacious
- First Floor Flat
- Open-Plan Kitchen-Reception
- Modern Bathroom
- Share of Freehold





FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
503 SQ FT / 46.7 SQ M

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-)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	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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