



GROVE VALE, EAST DULWICH, LONDON, SE22
£425,000 LEASEHOLD

THIS MODERN TWO BEDROOM FLAT WITH PRIVATE PATIO GARDEN IS SITUATED IN A CENTRAL EAST DULWICH LOCATION.

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

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DESCRIPTION:

The property offers an open plan kitchen-reception, two bedrooms, two bathrooms and a private patio garden. In addition there is a garage, parking space and bike storage. The property allows for easy access to the bars and restaurants on Lordship Lane and Bellenden Road and transport links include the overground from Denmark Hill or Peckham Rye or direct links to London Bridge from East Dulwich station. This is a wonderful flat in a central location.

AT A GLANCE

- Two Double Bedrooms
- Ground Floor Flat
- En-Suite Shower Room and a Bathroom
- Open Plan Modern Fitted Kitchen/Reception
- Private Garden/Patio
- Parking Space, Garage & Bike Shed Provided







GROUND FLOOR

**APPROXIMATE GROSS INTERNAL AREA
702 SQ FT / 65.2 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		
(92-100) A		
(81-91) B	82	84
(69-80) C		
(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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