



MELBOURNE GROVE, EAST DULWICH, LONDON, SE22  
OIEO £400,000 LEASEHOLD

# A NEWLY REFURBISHED TWO BEDROOM FIRST FLOOR FLAT SITUATED IN A PRIME LOCATION IN EAST DULWICH.

## DESCRIPTION:

This newly refurbished two double bedroom property is offered to the market in immaculate condition and chain free. Boasting a spacious open-plan kitchen/reception, two spacious double bedrooms and a large shower room.

The property is situated in a highly sought after location, close to Lordship Lane, East Dulwich station and Dulwich village. Transport links are provided via East Dulwich for direct links to London Bridge, Denmark Hill for the overground or multiple bus links via Grove Vale.

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

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

[winkworth.co.uk](http://winkworth.co.uk)

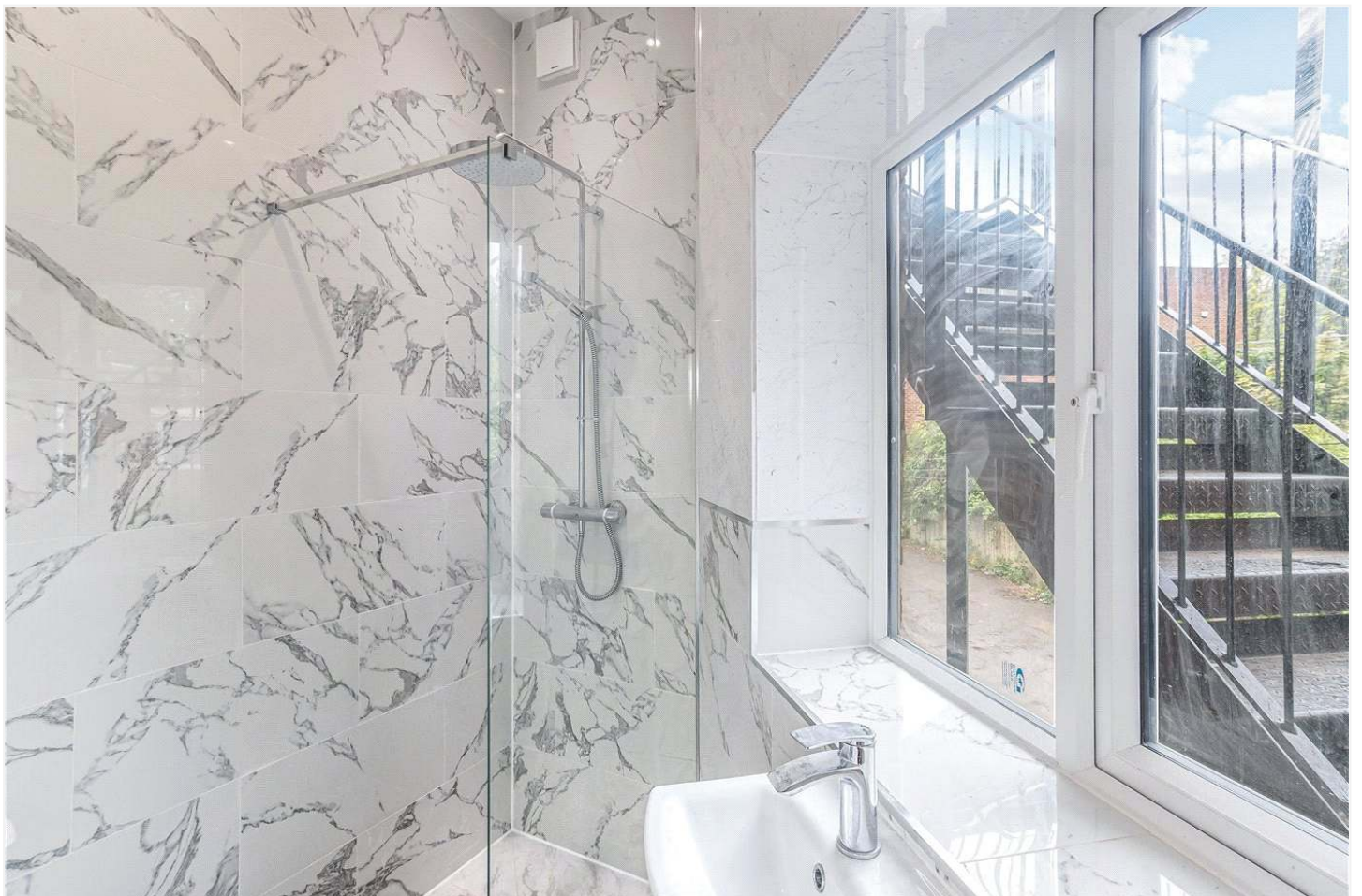
## AT A GLANCE

- Two Double Bedrooms
- First Floor Flat
- Open Plan Kitchen/Reception
- Modern Shower Room
- Great Transport Links
- Leasehold
- Chain Free

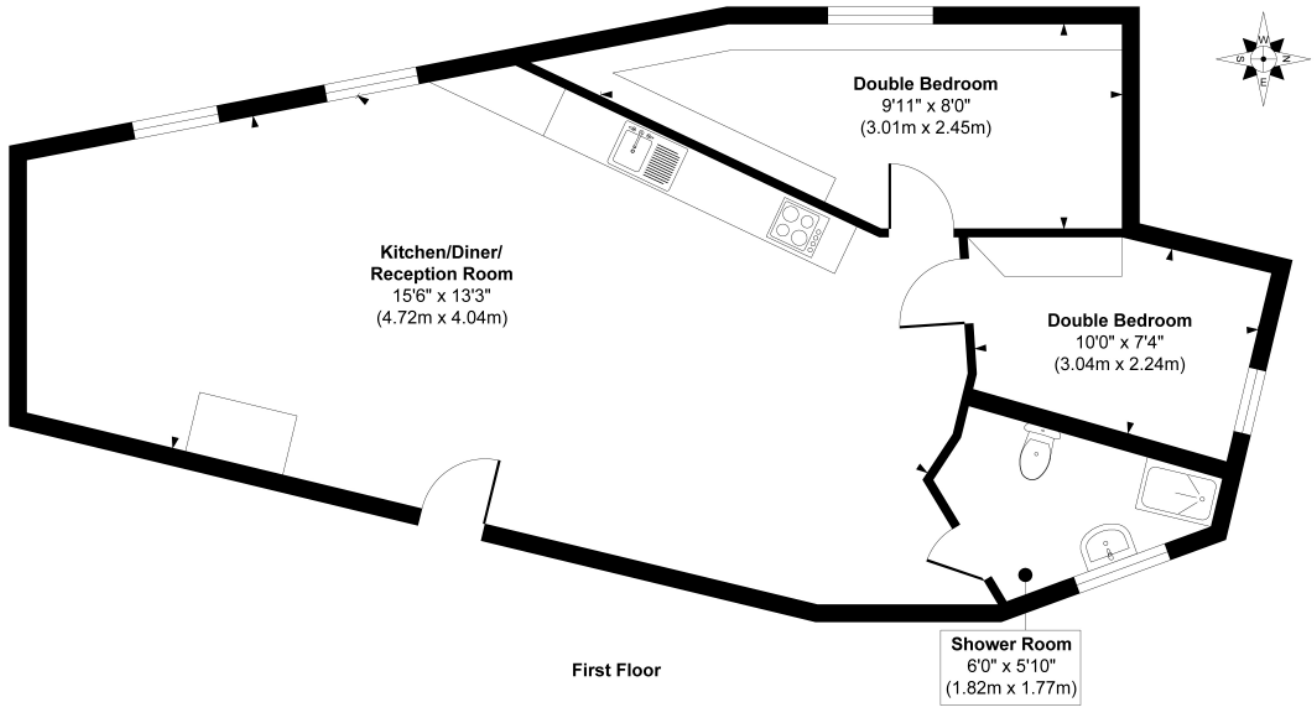
**Winkworth**

See things differently





## Melbourne Grove



**Approx. Gross Internal Floor Area 780 sq. ft / 72.51 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	74
(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	

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.