



East Dulwich Grove | London | SE22

Leasehold

£600,000

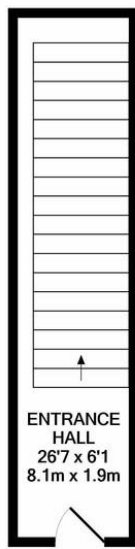
- Large Victorian Apartment
- Three double bedrooms
- Two bathrooms
- Large reception room
- Lots of character
- Lots of natural light
- A spacious feel
- Top two floors
- London bridge in 14 mins
- Part furnished



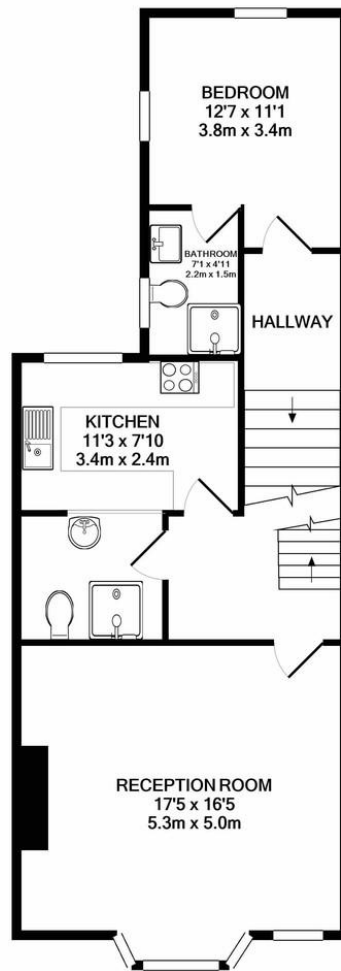
This spacious split level Victorian maisonette occupies the top two floors of an attractive period property and offers an impressive amount of living space throughout. With large windows and an elevated position, the flat benefits from plenty of natural light. The reception room is particularly generous in size and a feature victorian fireplace adds character and warmth to the room. All three bedrooms are genuine doubles, the master also benefits from its own en-suite bathroom, in addition to the main bathroom. East Dulwich is within easy walking distance and is known for its independent cafés, restaurants, pubs and local shops. Lordship Lane in particular has a strong local community feel and offers everything from bakeries and brunch spots to supermarkets and gyms. Peckham Rye Park and Dulwich Park are both nearby, the area is also well connected, with East Dulwich station offering regular services to London Bridge in around 14 minutes, making it a convenient option for commuters



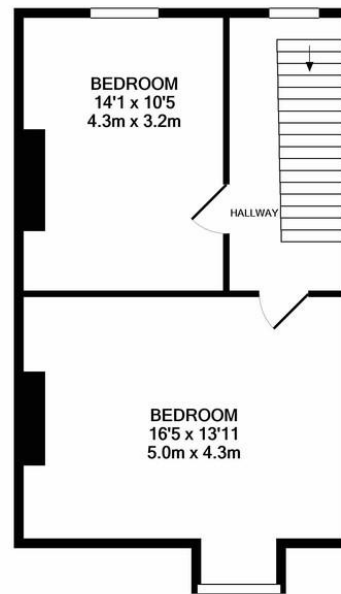
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



ENTRANCE FLOOR
APPROX. FLOOR
AREA 161 SQ.FT.
(15.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 653 SQ.FT.
(60.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 436 SQ.FT.
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1251 SQ.FT. (116.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020

Viewing Arrangements

Strictly by appointment

Contact Details

121 Denmark Hill

London

SE5 8EN

www.urbanvillagehomes.co.uk

sales@urbanvillagehomes.com

020 3519 9121

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements