



East Dulwich Grove, SE22 | £550,000

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## In General

- Two double bedrooms
- Large, private garden
- Good condition throughout
- Potential to extend (STPP)
- Private front door
- Desirable, prominent road
- CHAIN FREE

## In Detail

CHAIN FREE - Charming and spacious two-bedroom period conversion with a large, private garden ideally located in the heart of East Dulwich, SE22.

Boasting over 740 Sq Ft of internal space - with huge potential to side-return and kitchen extend (subject to planning permission). There is a 11x10 ft reception room with an attached kitchen that opens out onto the stunning, mature 56 ft private garden which is laid to lawn with shrubs and a patio area.

There are two comfortable double bedrooms including the 14x12 bay-fronted principal bedroom.

East Dulwich Grove is enviably-located for the independent shops, bars, restaurants and coffee shops of Lordship Lane, North Cross Road and Grove Vale. There are strong transport links into The City and West End from East Dulwich station (0.2 miles) and Denmark Hill station (0.9\_\_ miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

Early viewing recommended.

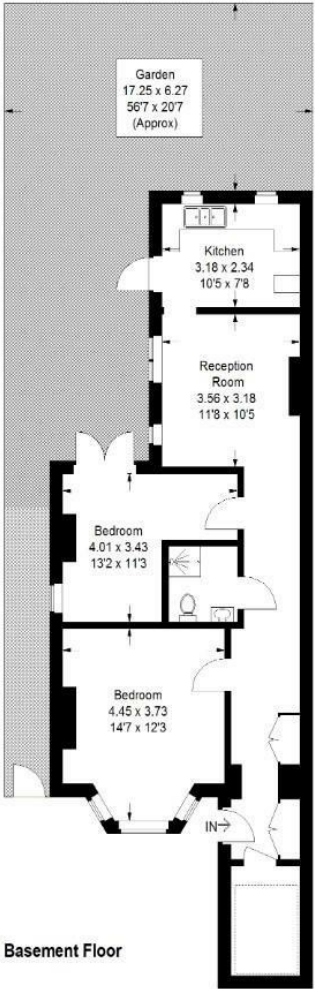
EPC: D | Council Tax Band: C | Lease: 142 years remaining | SC: £160 approx. | GR: £225 | BI: £899.91



# Floorplan

East Dulwich Grove, SE22

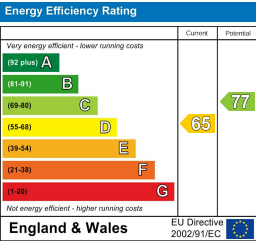
Approximate Gross Internal Area  
68.9 sq m / 742 sq ft



Basement Floor

□ = Reduced headroom below 1.5 m / 5'0

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