Melbourne Grove, SE22 | Offers In Excess Of £650,000

02087028222

eastdulwich@pedderproperty.com

pedder
We live local

20

In General

- Two double bedrooms
- Private garden
- Private entrance
- Large cellar
- Desirable, residential location
- Good condition throughout
- Share of Freehold

In Detail

Gorgeous and charming two-bedroom period conversion with a beautiful private garden and a large cellar ideally located in the heart of East Dulwich.

Situated on one of the most desirable SE22 roads to the west of Lordship Lane – with it's bars, restaurants and independent shops - Melbourne Grove enjoys almost 750 Sq Ft of internal space across a split-level with potential to extend (STPP). There is a large L-shaped open-plan kitchen double reception complete with a feature fireplace and bespoke built-in cabinetry and access down into the cellar. There is a family bathroom and fitted kitchen.

There are strong transport links into The City and West End from East Dulwich station (0.4 miles) and Peckham Rye station (1.3 miles) as well as a host of bus connections through the neighbouring Dulwich Village, Herne Hill, Camberwell and Peckham.

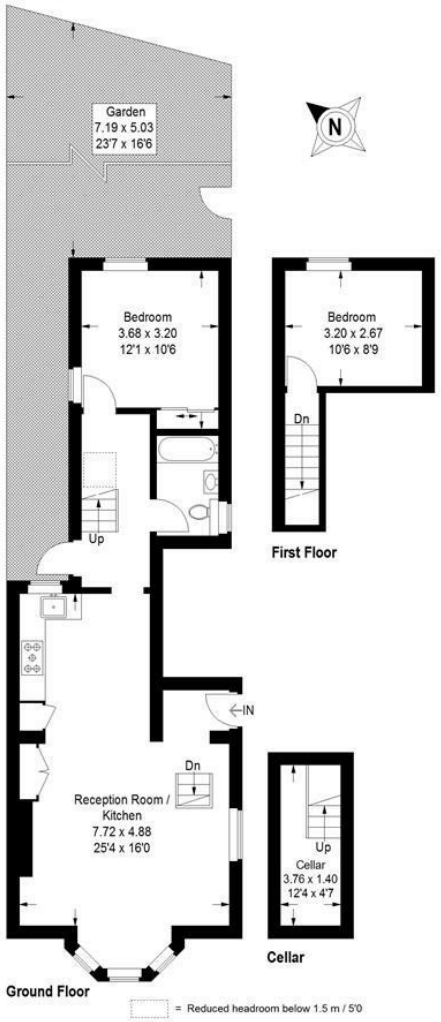
The property is in good condition throughout although there is scope for gentle modernisation in places.

EPC: D | Council Tax Band: C | Lease: approx. 70 years remaining | SC: £0 | GR: £0 | BI: £562.60 pa

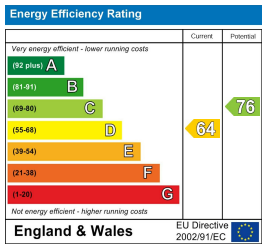
Floorplan

Melbourne Grove, SE22

Approximate Gross Internal Area
Cellar = 5.3 sq m / 57 sq ft
Ground Floor = 58.0 sq m / 624 sq ft
First Floor = 11.2 sq m / 121 sq ft
Total = 74.5 sq m / 802 sq ft



Copyright www.pedderproperty.com © 2022
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.