



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

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# 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

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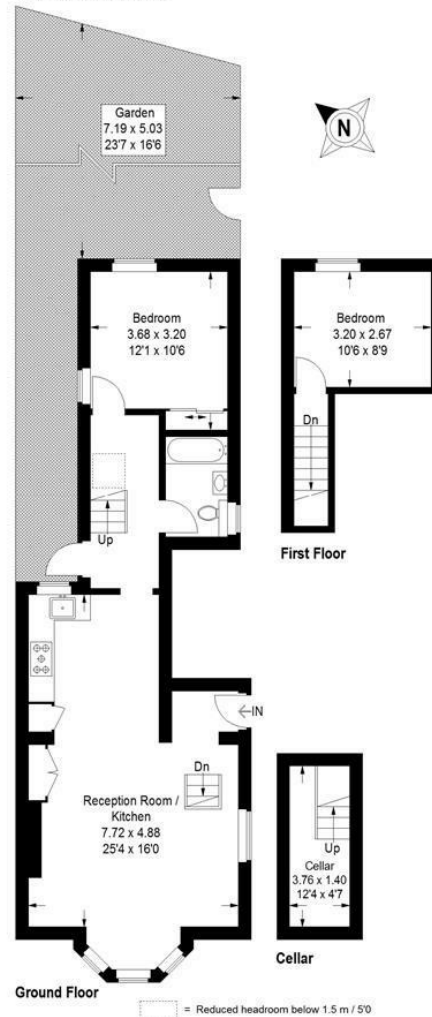
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# Floorplan

## Melbourne Grove, SE22

Approximate Gross Internal Area  
Cellar = 5.3 sq m / 57 sq ft  
Ground Floor = 68.0 sq m / 624 sq ft  
First Floor = 11.2 sq m / 121 sq ft  
Total = 74.5 sq m / 802 sq ft



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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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential |
| 102 plus) A                                 |                         |           |
| 81-101 B                                    |                         |           |
| 69-80 C                                     |                         |           |
| 55-68 D                                     | 64                      | 76        |
| 39-54 E                                     |                         |           |
| 21-38 F                                     |                         |           |
| 1-20 G                                      |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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