



95 East Dulwich Grove

London, SE22 8PU

£5,500 Per month



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Description

A rare opportunity to occupy this six double Victorian end of terrace house, with two large reception rooms superb for entertaining and large private garden. Located on one of East Dulwich's most popular roads very close to Lordship Lane.

Upon arrival you are greeted by a large spacious hallway that takes you to the communal reception room, perfect for families of all sizes and sharers a like, you will then find the downstairs bathroom, second reception room that leads into the kitchen and out to the garden. The first floor you will find the another three generous bedrooms and huge bathroom. On the second floor there is another two vast bedrooms that have incredible views of of South East London.

East Dulwich underground station is just a stroll away with excellent access to central London. It also has great bus links and is within easy reach of East Dulwich, There is also easy access to excellent schools nearby.

This property is perfect for families of all sizes and sharers a like and is available September on an unfurnished basis.

- Available from early September 2024
- Two large bathrooms
- Excellent location for school catchments
- Sweeping garden with patio
- Six generous double bedrooms
- Perfect for families and sharers a like
- Large living space with fire place
- Short stroll to Lordship Lane





Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			61
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		30	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Head Office Office on 03333444385 if you wish to arrange a viewing appointment for this property or require further information.

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