



Derwent Grove, SE22
OIEO £1,750,000

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In general

- Five double bedrooms
- Three bathrooms
- Semi-detached
- Over 2,370 Sq Ft
- Fully extended, with basement utility room
- Excellent condition throughout

In detail

Stunning, spacious and delightfully extended family home on this enviably-located tree-lined street in the heart of East Dulwich.

Derwent Grove offers excellent access to the independent shops, bars and restaurants of Lordship Lane and North Cross Road – as well as the excellent local state and independent schools, parks and green spaces. There are strong transport links into The City and West End from East Dulwich station (0.1 miles) and North Dulwich station (0.8 miles) as well as cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

Boasting over 2,370 Sq Ft of internal space which has been tastefully modernised and fully-extended by the current owners – who are looking to stay in the area. There is a 28-ft bay-fronted double reception room which combines period features and character with a modern exuberance. The stunning, extended kitchen-breakfast room forms the heart of the home – with a gorgeous central island, bespoke sliding doors leading out onto the landscaped garden; ideal for entertaining. A basement utility room with integrated appliances.

To the first floor is the 17-ft principal bedroom with fitted wardrobes and plantation shutters, two further double bedrooms and a shower room. Up on the top floor is the family bathroom another comfortable double bedroom and then the large 18-ft loft-room complete with en-suite.

EPC: D | Council Tax Band: F

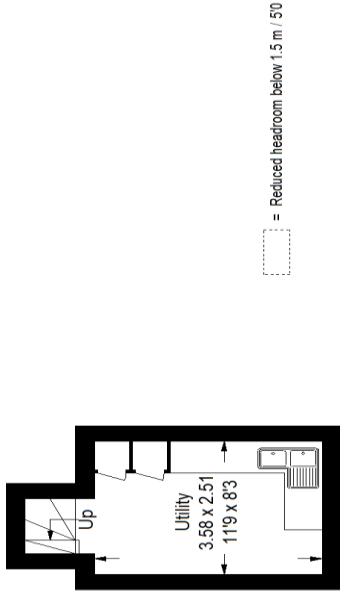
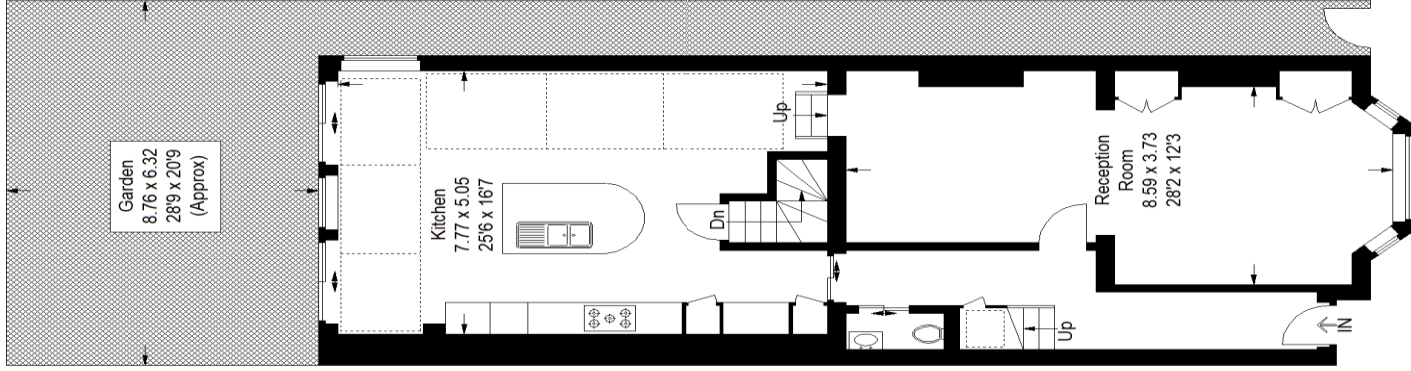


Floorplan

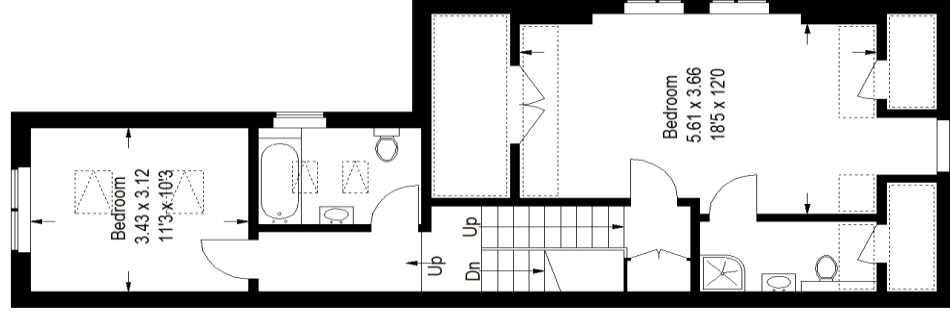
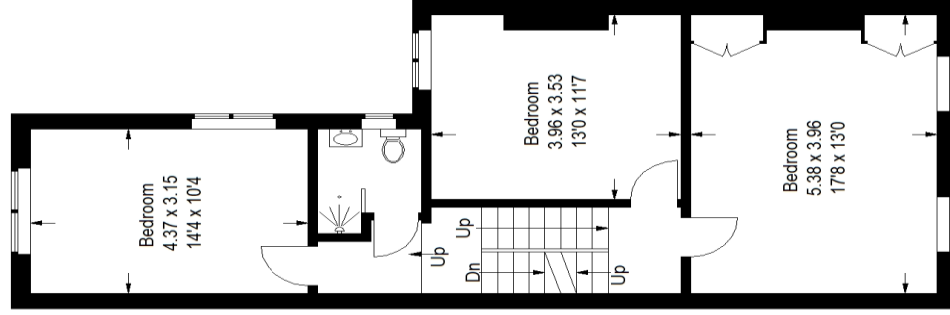


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Approximate Gross Internal Area
221.0 sq m / 2379 sq ft



= Reduced headroom below 1.5 m / 5'0"



Ground Floor

First Floor

Second Floor

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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.

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