



Hayes Grove, SE22 8DF  
£500,000

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## In General

- Two double bedrooms
- Principal bedroom with built-in wardrobes and en-suite bathroom
- Spacious open-plan kitchen reception room
- South facing balcony
- Plenty of storage
- Allocated Parking
- Communal gardens
- Chain free

## In Detail

Stunning, spacious and beautifully bright first floor apartment in this desirable modern block in between East Dulwich and Peckham Rye, sold with no chain.

Boasting over 730 Sq. Ft. of internal space – this two double-bedroom, two-bathroom apartment has been well-maintained and kept by the current owner. There is a gorgeous 21-ft reception room with an attached fitted kitchen and a private south-west facing balcony. Both bedrooms are sizeable doubles with the principal bedroom enjoying an en-suite bathroom. There is an abundance of light due to its south facing orientation, access to the landscaped communal gardens, as well as allocated parking.

Hayes Grove offers enviable access to the independent shops, bars and restaurants of Lordship Lane, North Cross Road and Bellenden Road – as well as the many parks and green spaces. There are strong transport links into The City and West End from East Dulwich station (0.2 miles) and Peckham Rye (0.8 miles) as well as a bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Camberwell.

EPC: B | Council Tax Band: C | Lease: 103 years remaining | SC: £2,193 pa | GR: £100 pa | BI: Inc. in SC

EPC: | Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-64) D			
(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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