



Melbourne Grove, SE22 | Guide Price £500,000

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In General

- One/two bedrooms
- Private garden
- Period conversion
- Gentle modernisation needed
- Potential to extend, planning in place
- Planning documents available upon request
- Chain Free

In Detail

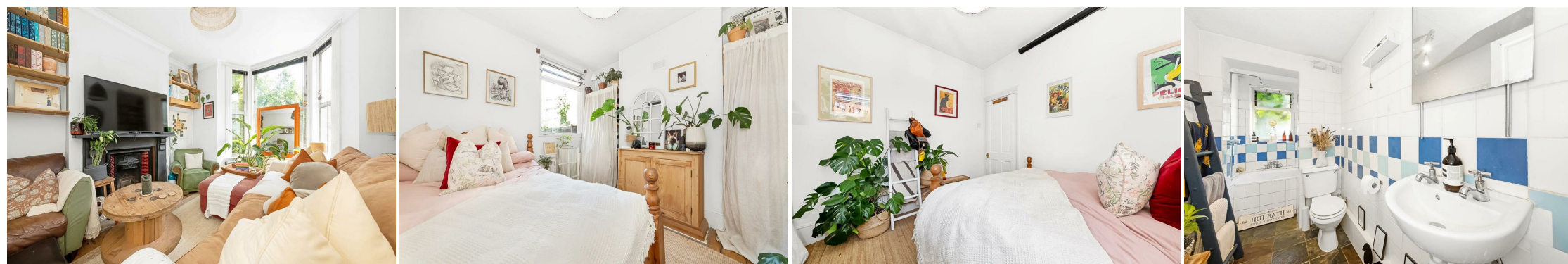
Guide Price £500,000-£550,000. CHAIN FREE – Charming and characterful period conversion on this desirable street in the heart of East Dulwich with direct access onto a gorgeous private garden.

Boasting over 590 Sq Ft of internal space, this versatile one or two bedroom apartment has planning permission in place for an additional 300 sq ft side and rear extension. It is currently configured with a 14-ft bay-fronted reception room, a comfortable double bedroom, a 12x11-ft breakfast room leading to the galley kitchen and bathroom. There is a 35-ft private garden as well as a charming side-return.

Melbourne Grove is enviably located for the independent shops, bars, coffee shops and restaurants of Lordship Lane and North Cross Road as well as a host of parks and green spaces. There are strong transport links into The City and West End from East Dulwich station (0.2 miles) and Denmark Hill station (0.8 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

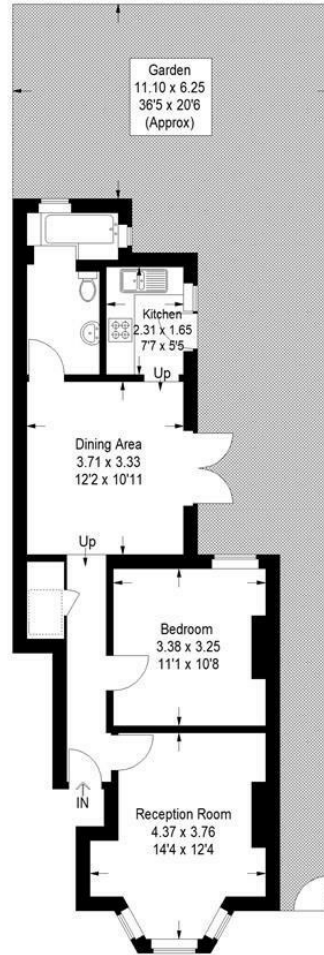
* Planning approved for a ground floor extension – 20/AP/1792

EPC: C | Council Tax Band: C | Lease: 959 years remaining | SC: Nil | GR: Nil | Buildings Insurance: £550 pa



Floorplan

Melbourne Grove SE22
 Approximate Gross Internal Area
 54.9 sq m / 591 sq ft



Ground 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
(61-91) B			
(49-60) C		70	77
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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