



Melbourne Grove, SE22 8SA

£1,350,000

02087028222

eastdulwich@pedderproperty.com

pedder
We live local

In General

- Four bedrooms
- Two bathrooms
- Over 1,530 Sq Ft
- Excellent condition throughout
- Potential to further extend STPP
- External bike storage
- Strong school catchment

In Detail

Stunning, spacious and charming four-bed family home on this desirable residential street in the heart of East Dulwich.

Melbourne Grove is enviably located for the independent shops, bars, coffee shops and restaurants of Lordship Lane and North Cross Road as well as the excellent schools, parks and green spaces. There are strong transport links into The City and West End from East Dulwich station (0.5 miles) and Denmark Hill (1.2 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

Boasting over 1,530 Sq Ft of internal space, there is a characterful 24-ft bay-fronted double reception room and a gorgeous kitchen-breakfast room with doors opening out onto the 32-ft mature garden. To the first floor is the family bathroom and three comfortable bedrooms including the stunning 15-ft principal bedroom with bespoke cabinetry and a feature fireplace. Up on the second floor is an 18-ft loft bedroom with off-suite shower room and rooftop views.

Early viewing recommended.

EPC: D | Council Tax Band: E

EPC: | Council Tax Band: E



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



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.