



Melbourne Grove, SE22 8RR
£335,000

02087028222
eastdulwich@pedderproperty.com

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In General

- One double bedroom
- Private garden
- Own entrance
- Good condition throughout
- Desirable location
- CHAIN FREE

In Detail

CHAIN FREE - Charming, compact and beautifully bright one-bedroom period conversion with private garden on this desirable residential road in the heart of East Dulwich.

Melbourne Grove is enviably-located for the independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road as well as the excellent parks and green spaces. There are strong transport links into The City and West End from East Dulwich station (0.3 miles) and Peckham Rye station (1.2 miles) as well as the bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Camberwell.

Boasting over 385 Sq Ft of internal space with direct access onto the charming 16-ft low-maintenance courtyard garden – this is an ideal first-time purchase or London base. The private front door opens straight into the 13 x 12-ft reception room which leads through to the separate kitchen as well as the 13-ft double bedroom and bathroom. As an ex-rental, some gentle modernisation is required in places – but it is ready to go.

Early viewing recommended.

EPC: D | Council Tax Band: B | Lease: 152 years remaining | SC: Nil | GR: Peppercorn | Buildings Insurance: TBC

EPC: | Council Tax Band: B



Energy Efficiency Rating	
	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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