



Melbourne Grove, SE22 | Offers In Excess Of
£1,300,000

02087028222
eastdulwich@pedderproperty.com

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

Early viewing recommended.

EPC: D | Council Tax Band: E

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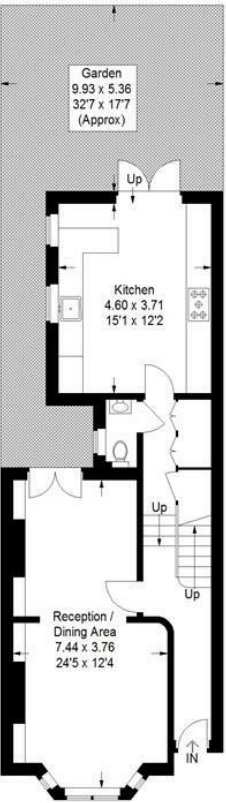
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Floorplan

Melbourne Grove, SE22

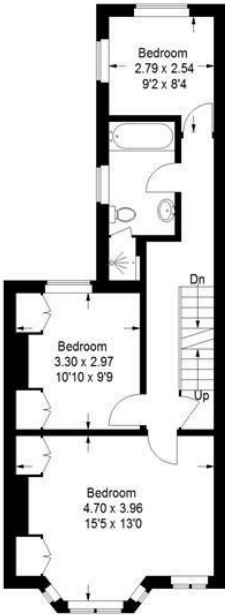
Approximate Gross Internal Area
(Excluding Eaves)
142.2 sq m / 1531 sq ft



Ground Floor

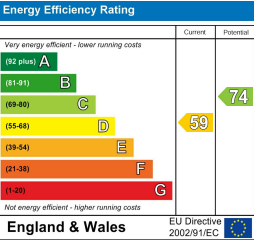


Second Floor



First Floor

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