



Grove Vale, SE22 | Offers In Excess Of £800,000

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In General

- Four double bedrooms
- Two bathrooms
- Private patio
- Over 1,500 Sq Ft
- Private entrance
- Above a shop
- Desirable, central location

In Detail

CHAIN FREE - Charming, spacious and beautifully bright split-level period maisonette with stunning views over Goose Green.

Enviably located at the heartbeat of East Dulwich, this unique property boasts over 1,500 sq ft of internal space as well as a private patio at the entrance. Encompassing the first, second and third floors above a shop of this striking and instantly recognisable building; the property has been lovingly maintained by the current owners and offers scope to personalise to your taste.

There are four comfortable double bedrooms including the 16x13 ft eaved room at the top of the property as well as two bathrooms. There is a stunning 16x13 eat-in kitchen with impressive ceiling heights and modern features which opens up through double doors onto the double ceiling height reception room (19.5ft floor to ceiling) which floods with natural light.

Situated on the roundabout at the start of Lordship Lane, there is amazing access to the independent shops, bars, restaurants and coffee shops nearby, as well as the North Cross Road weekend market. There are a host of excellent parks and green spaces as well as a choice of independent, primary and secondary schools. There are strong transport links into The City and West End from East Dulwich station (0.3 miles) and Denmark Hill station (0.9 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

EPC : D | Council Tax Band: C | Lease Remaining : 101 years | SC : £0 | GR : £100 | BI : £1,000 p/a

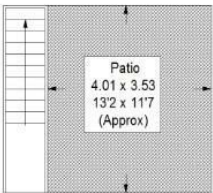


Floorplan

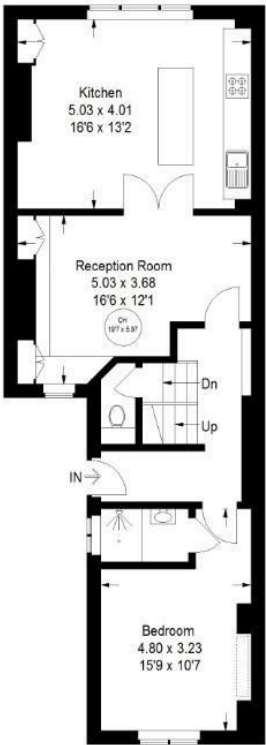
Grove Vale, SE22

Approximate Gross Internal Area
140.1 sq m / 1508 sq ft

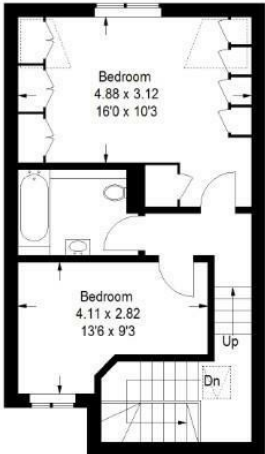
Reduced headroom below 1.5 m / 5'0"



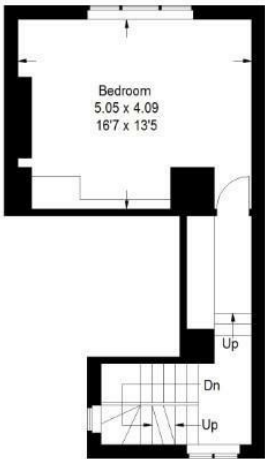
(Not Shown In Actual
Location / Orientation)



First Floor



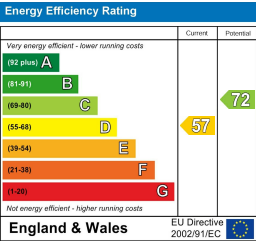
Third Floor



Second 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,
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