



## East Dulwich Grove, SE22

£575,000

This large, cleverly-designed, two-double-bedroom garden flat has a superb layout measuring over 800 square feet. It features fantastic living space, a delightful garden and stylish bathroom/WC. It occupies the whole ground floor of an elegant converted Victorian house in a prime position close to Lordship Lane.

The location is ultra-convenient being within easy reach to the shops, bars and restaurants of Lordship Lane. East Dulwich mainline provides frequent rail links to London Bridge with further overground services at Denmark Hill. The green open spaces of Dulwich and Peckham Rye Parks are just a short walk away.

### Features

- Victorian Conversion
- Bright Central Reception
- Two Double Bedrooms
- Private Garden
- Convenient Location
- No Onward Chain



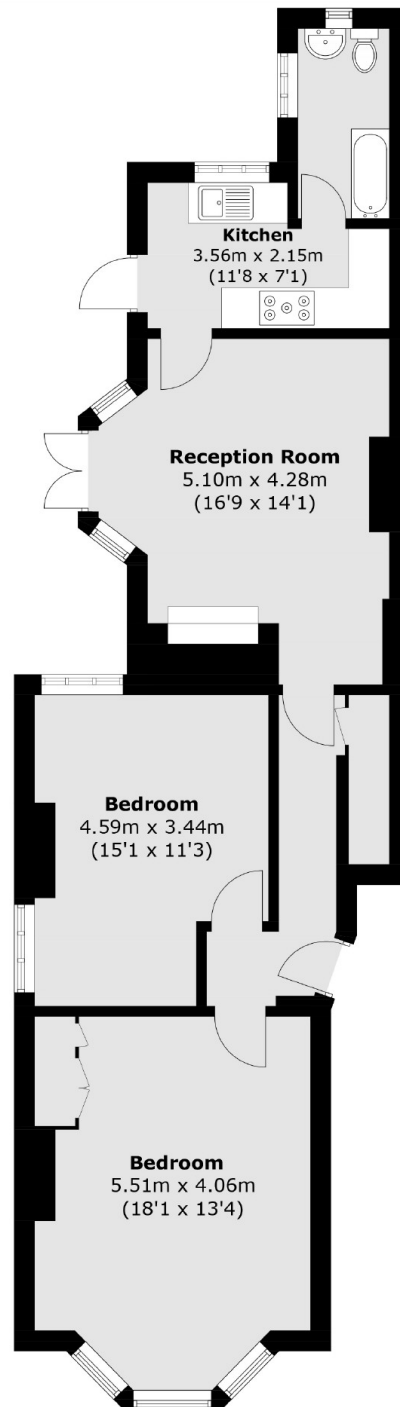
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Accommodation is well presented throughout, is an exceptional example of this type of conversion with space maximised in all areas and scope to use as two bedrooms, or two receptions should more entertaining space be required. To the front of the property are two usable double bedrooms, both of which feature high ceilings. The main bedroom benefits from a lovely wide bay window and has built in wardrobes, whilst the second bedroom is dual aspect overlooking the rear garden and side return.

The central living area measures an impressive 16'9 x 14'1 with a side bay opening onto the garden and providing plenty of natural light, this in turn leads through to a galley style kitchen and onto the bathroom/WC. Outside the rear garden has a mature lawn and borders with a paved outside dining area.



# East Dulwich Grove, London, SE22



Total area (approx.): 75.0 sq. m (807.3 sq. ft)