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East Dulwich Grove, London, SE22 **Guide Price £425,000** **Share of Freehold**

A superbly located and beautifully presented one double bedroom flat Chain Free



Double bedroom

Large, Bright Reception

Chain Free

Local Transport

East Dulwich

Approx. 500 metres away
Destinations: **London Bridge & Peckham Rye.**

Peckham Rye

Approx. 1.1 miles away
Destinations: **London Bridge, London Victoria, Clapham Jctn, St Pancras & Canada Water (for connection to Canary Wharf)**

37, 40, 176 & 185

Approx. 100 metres away
Destinations: **Waterloo, Victoria & London Bridge.**

This lovely, one bedroom first floor flat, which is being sold chain free, is beautifully presented and is to be found in a handsome and well maintained period building. It is situated in the heart of East Dulwich on East Dulwich Grove close to its intersection with Melbourne Grove. The flat offers a spacious reception and bedroom as well as modern bathroom and kitchen and a separate WC.

East Dulwich Grove is moments away from Lordship Lane. So, on your doorstep, you have access to the many bars and eateries on what is one of southeast London's most sought after high streets. Whether you wish to eat out, or pick up supplies for dinner in, everything you could wish for is within easy reach. In addition to the bars and restaurants, Lordship Lane also offers a growing number of independent shops, a Picturehouse Cinema and, on a Saturday, the North Cross Road market is also just around the corner. Dulwich Village and Herne Hill are also an easy walk away and buses can take you to Brixton with its Tube connections. The lovely open spaces of Dulwich Park are also close by.

East Dulwich railway station (which provides direct services into London Bridge (c.13 mins)) is a few minutes stroll from the property. Frequent bus services are available within a few minutes' walk, which can take you directly to Brixton (for Victoria Line tube services), the City or the West End or, within ten minutes, to Denmark Hill railway station. There you will find direct trains to Victoria and King's Cross stations and access to the Windrush Line services providing connections to the Jubilee line tube services to Canary Wharf.

You approach the building along a pretty pathway laid to period tiling, which passes through the paved front garden (which is communal) before entering (via entry phone) into the extremely well maintained communal hallway. From the hallway you take the stairs, with open wooden balustrade, up to the first floor where you will find the door of the apartment.

Upon entering the apartment you find yourself in a small vestibule with wooden flooring which extends on into the reception room to one side and the kitchen to the other. Immediately to your left, upon entering the apartment, is the reception room. This is a beautifully light and spacious room which has three casement windows looking out to the front of the property. All three windows in the reception room are fitted with period style full height shutters. This lovely room, which has ample space to be zoned into both sitting and dining areas, also benefits from a period style fire surround and period coving and ceiling plasterwork. There is fitted storage to both sides of the chimneybreast.

Upon leaving the reception room you will find the bathroom to your left. This is very nicely fitted with a walk-in shower enclosure with rainfall showerhead and contemporary handbasin with integrated vanity unit. There are ceramic tiles to the floor and the shower surround and the bathroom also benefits from a heated towel rail.

Adjacent to the bathroom is the kitchen. This is fitted with a range of modern panelled units with a stone effect worksurface. There is an integrated oven and hob, fridge and freezer as well as space for freestanding washing machine or dishwasher. From the kitchen a large casement window looks out to the rear of the property.

Continuing on from the kitchen towards the rear of the property, you pass the cloakroom which is fitted with a low-level WC and hand basin.

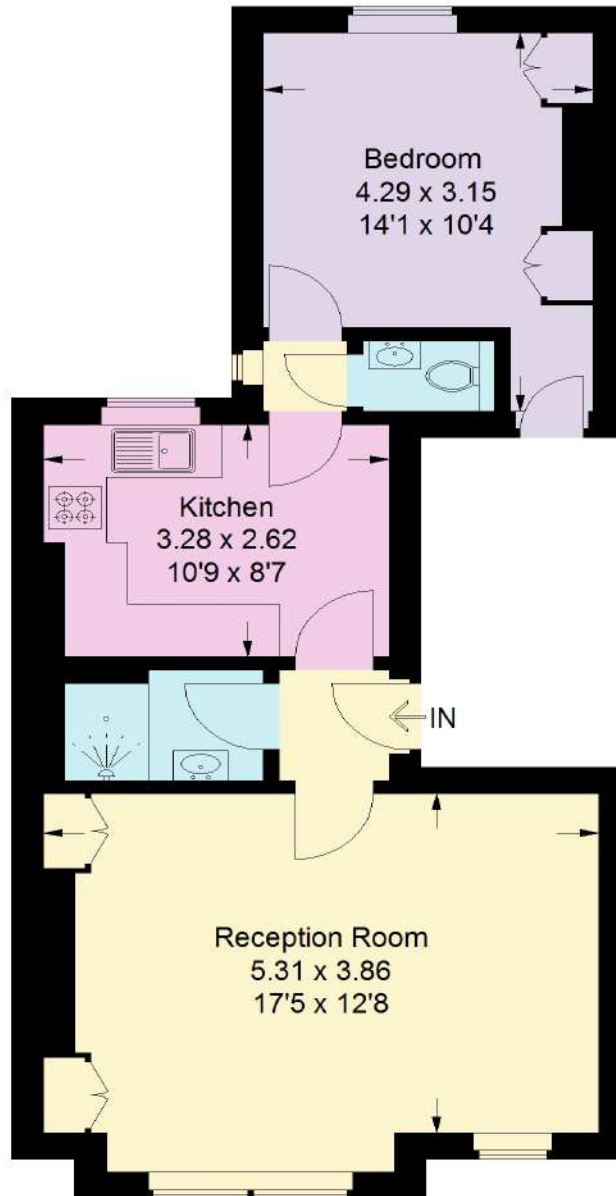
At the rear of property is the bedroom. This is a spacious double room with two large built-in wardrobes. A casement window looks down from the bedroom onto surrounding gardens.

This is a lovely flat in a great location. Your early viewing is recommended.



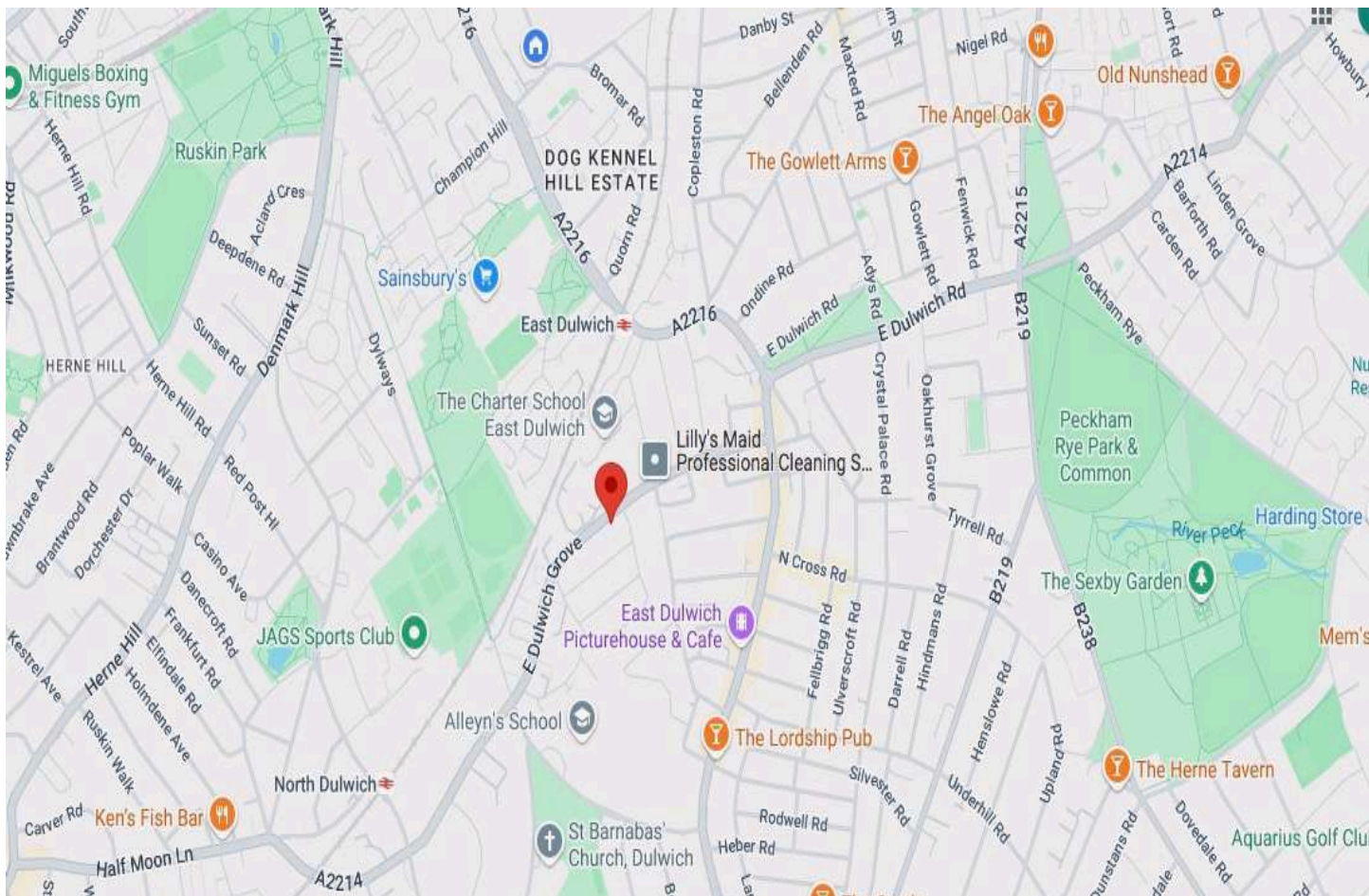
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Approximate Gross Internal Area
49.5 sq m / 533 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1175919)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To arrange a viewing of this property please call us on 020 7737 8047
or visit www.no-flies.co.uk for further details.

Viewing strictly by appointment only with No-Flies.