



Melbourne Grove, SE22 | £600,000

02087028222

[eastdulwich@pedderproperty.com](mailto:eastdulwich@pedderproperty.com)

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# In General

- Two double bedrooms
- Period conversion
- Split-level apartment
- Over 880 Sq Ft
- Private entrance
- Onward chain complete

# In Detail

CHAIN COMPLETE - Stunning, spacious and beautifully bright two double bedroom split-level period conversion on this desirable, residential road in the heart of East Dulwich, SE22.

Melbourne Grove is enviably-located for the independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road as well the beautiful parks and green spaces nearby. There are strong transport links into The City and West End from East Dulwich station (0.4 miles) and Denmark Hill station (1.1 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

Boasting over 880 Sq Ft of internal space across the top two floors of this gorgeous Victorian building - the property has been lovingly maintained by the current owner. There is a sumptuous 15x13 ft bay-fronted reception room with a separate modern kitchen and family bathroom. There are two comfortable double bedrooms - both 12x10 ft as well as an additional study area in the hall and plenty of storage.

Early viewing recommended. Vendor looking into extending underlying lease.

EPC: E | Council tax band: C | Lease: approx. 70 years remaining | GR: £0 | SC: ad-hoc | BI: £1,165.52 pa



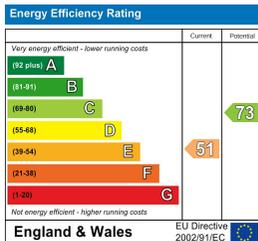
# Floorplan

## Melbourne Grove, SE22

Total\* = 77.7 sq m / 836.1 sq ft  
 Ground Floor = 5.4 sq m / 57.8 sq ft  
 First Floor = 49.1 sq m / 529 sq ft  
 Second Floor = 23.2 sq m / 249.4 sq ft  
 ☐ = Reduced head room below 1.5m



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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