



Derwent Grove, SE22 | Offers In Excess Of £500,000

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# In General

- One bedroom
- Period conversion
- Large, private garden
- Over 560 Sq Ft
- Potential to re-model and extend (STPP)
- Desirable, residential road
- Lease recently extended

# In Detail

Charming, characterful and beautifully bright period conversion with a delightful private garden on this desirable, residential road in the heart of East Dulwich.

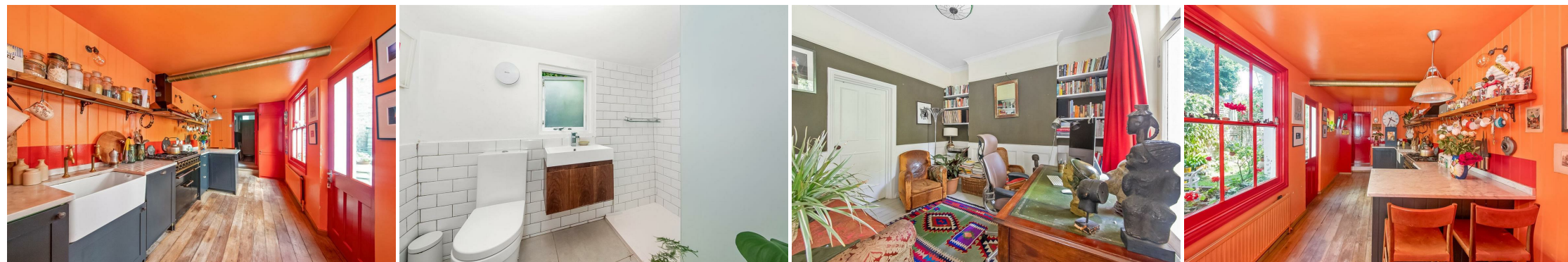
Boasting over 560 Sq Ft of internal space which has been lovingly maintained by the current owner - there is huge potential to extend into the side return and/or build a garden pod at the bottom of the delightful 26-ft private garden. There is a gorgeous 16x12 ft bay-fronted double bedroom adjacent to the 11x10 ft reception room. There is a colourful 20-ft eat-in kitchen that leads down to the modern bathroom and out onto the large side-return.

Derwent Grove is enviably-located for the independent shops, bars, restaurants and coffee shops of Lordship Lane and Grove Vale as well as a host of parks and green spaces nearby. There are strong transport links into The City and West End from East Dulwich station (0.1 miles) and Denmark Hill station (0.8 miles) as well as bus/cycle routes through the neighbouring Herne Hill, Dulwich Village and Peckham Rye.

Early viewing recommended.

\*Side return not included in garden measurement

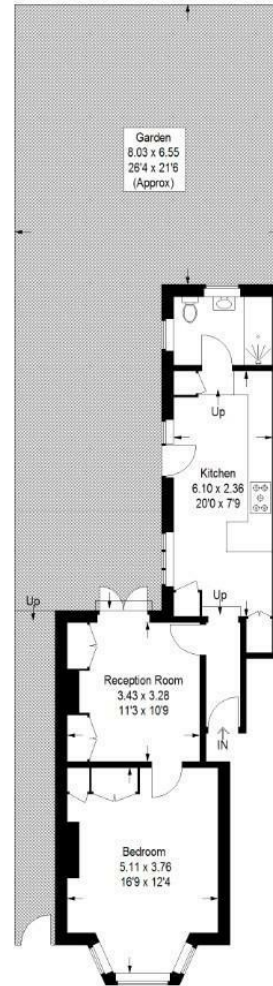
EPC: D | Council Tax Band: C | Lease: 153 years remaining | SC: As & When | GR: £50 | BI: TBC



# Floorplan

Derwent Grove, SE22

Approximate Gross Internal Area  
52.6 sq m / 566 sq ft



Ground 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, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		60	75
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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