

VICIS NOVA



East Dulwich Grove, SE22
£500,000



P
Permit
holders only
Mon - Fri
8:30 am - 6:30 pm

Sensational, split-level Victorian conversion flat in the heart of SE22, equidistant to Dulwich Village and East Dulwich.

Behind the Victorian red brick façade, this split-level one bedroom apartment has been impeccably finished, with natural light flooding the space. Offered to the market chain-free.

The upper floor is separated from the rest of the flat by floor-to-ceiling glass panels, ensuring natural light reaches the entirety of the apartment. This upper level has been carefully designed, offering an open-plan living / kitchen space where style meets functionality. Wooden countertops complement the navy cabinets and white walls, while bespoke built-in cabinetry are the perfect home for your books.

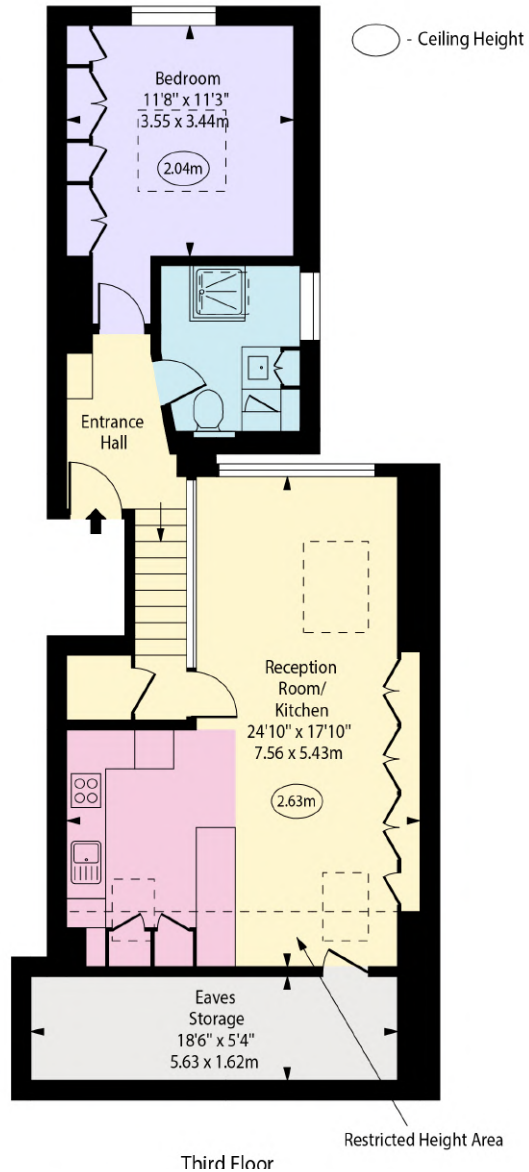
The hall floor consists of a three-piece contemporary shower room, with floor-to-ceiling grey tiles, wooden counters and dark contrasting shelving. A large window and skylight in the bathrooms allows for heaps of natural light. To the rear of the home, you've got a large double bedroom replete with built-in wardrobes across the entire left wall. Once again a large window and skylight aids with light.







East Dulwich Grove,
East Dulwich, SE22



Approx. Floor Area Including Restricted Heights 760 Sq Ft - 70.60 Sq M
(Including Eaves Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk
Ref. No. 031627D

Property Details

Top-floor Victorian conversion apartment
Double bedroom with built-in wardrobes
Contemporary three-piece shower room
Split-level living space
Spacious entry hall
Open-plan kitchen / living space
Built-in cabinetry for storage and books
Tastefully-designed interiors
Recently renovated
Close to local amenities and transport links
Skylights in all rooms apart from the hall
Incredible natural light
Chain-free

Approx. 760 sqft / 70.6 sqm

EPC Rating: B

Tenure: Share of Freehold

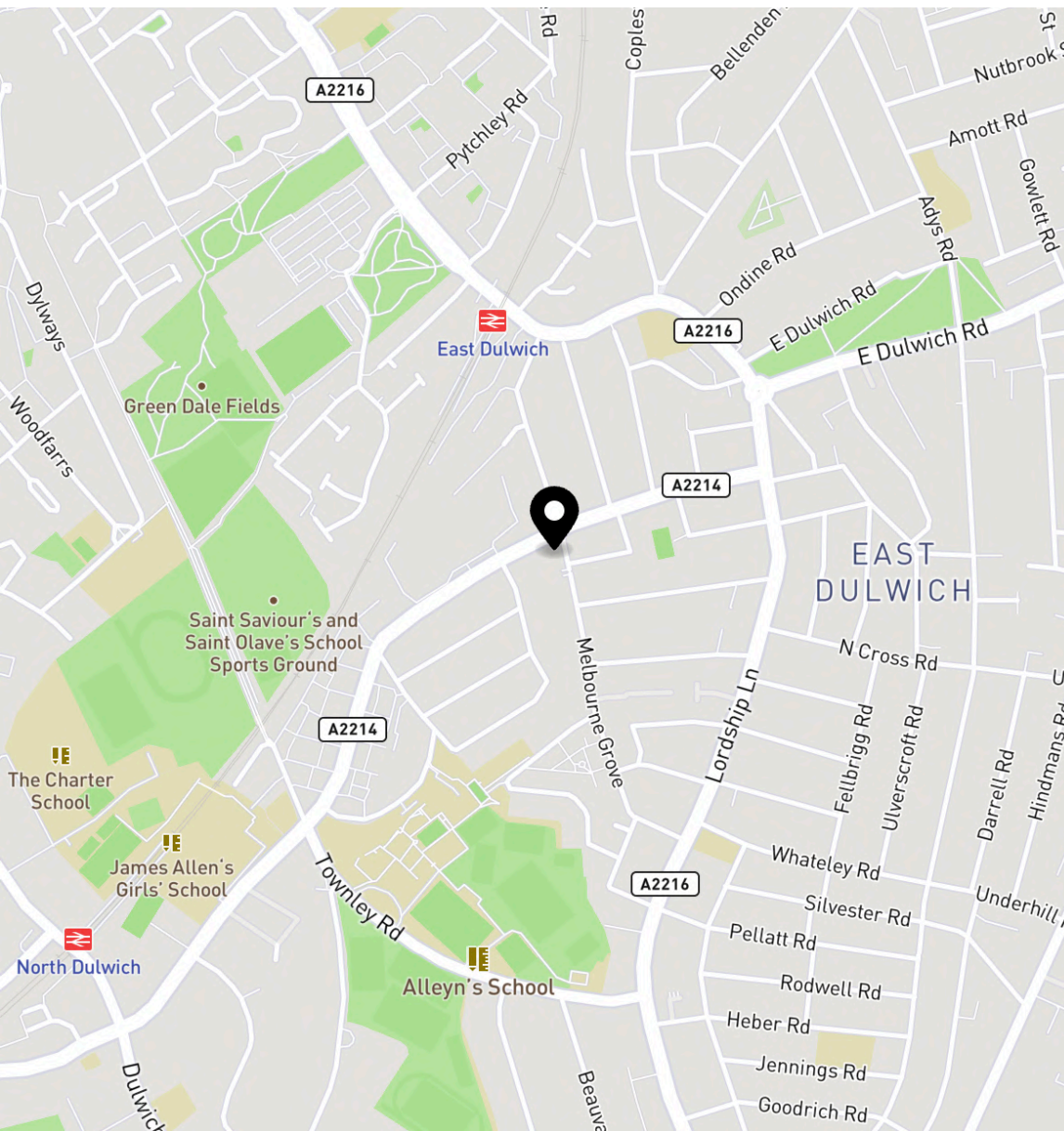
Remaining Lease Term: 114 years remaining

Service Charge: £Ad Hoc per annum

Ground Rent: £0 per annum

Council Tax Band: C

London Borough of Southwark



Location

East Dulwich Grove is nestled between the quiet affluence of Dulwich Village and the effervescence of East Dulwich. East Dulwich Station (Southern) is only a 5-minute walk away and offers direct, frequent services into London Bridge.

Being so close to both Dulwich Village and East Dulwich is a real treat. Lordship Lane in East Dulwich has brilliant independent patisseries and coffee shops (we're a big fan of Kanella, Spinach, Bon & Golden York), restaurants, pubs and a M&S Food Hall. For all my foodies, every Saturday on North Cross Road you've got The North Cross Market which offers a great selection of independent food stalls with varying cuisines! In Dulwich Village you've got a Gails for all your coffee and pastry needs. The Crown & Greyhound is a Grade II listed pub that offers an enticing and flavoursome menu, focusing on local suppliers and the fresh of British seasonal ingredients.

If you're after open green spaces, you've got Dulwich Park, Goose Green & Peckham Rye Park within walking distance.

East Dulwich Station - c. 5-minute walk (Southern)



Thinking of Moving?

Let's talk.

James D Neicho

Founder & Managing Director

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Fixtures and fittings: The Seller's Solicitors will provide a list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or available by separate negotiation)

Important Notices: 1. Particulars: These particulars are believed to be correct but their accuracy is not guaranteed, and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Our floorplans are prepared according to the RICS Code of Measuring Practice by our floorplan provider and are for representation purposes only. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchasers.

2. Information Provided: Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. You should not rely on statements by Vicis Nova Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Vicis Nova Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct

4. To find out how we process Personal Data, please refer to our Privacy Statement and other notices on our website.