

East Dulwich Grove, SE22 | Offers In Excess Of £1,000,000

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In General

- Four double bedrooms
- Additional study
- Two bathrooms
- Victorian mid-terrace house
- Over 1,620 Sq Ft
- Modernisation required throughout
- Potential to extend (STPP)
- Desirable location
- EPC: Awaited

In Detail

CHAIN FREE - Substantial four-bedroom family home in need of modernisation throughout with plenty of potential to extend and desirably-located in the heart of East Dulwich, SE22.

Boasting over 1,620 Sq Ft of internal space - this mid-terrace Victorian property has been in the family for over 40 years and offers an exciting opportunity to loft-extend and kitchen-extend (subject to planning permission) to restore it to its former glory.

There is a characterful 25-ft bay-fronted double reception, a separate kitchen that leads through to a 14x10 ft back dining room with a bay window overlooking the low-maintenance 32-ft garden. There is a downstairs shower-room/utility room and plenty of storage. Upstairs are four comfortable double bedrooms - including a 17x14 bay-fronted principal bedroom - with an additional study, a family bathroom as well as access up into the large loft space.

East Dulwich Grove is ideally-located for the independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road - as well as the gorgeous parks and green spaces nearby. Located to the west of the High Street, there are a host of excellent primary, secondary and independent school options - including Dulwich Village infants and East Dulwich Charter School.

There are strong transport links into The City and West End from East Dulwich station (0.3 miles) and Denmark Hill station (1 mile) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

EPC: TBC | Council tax band: F

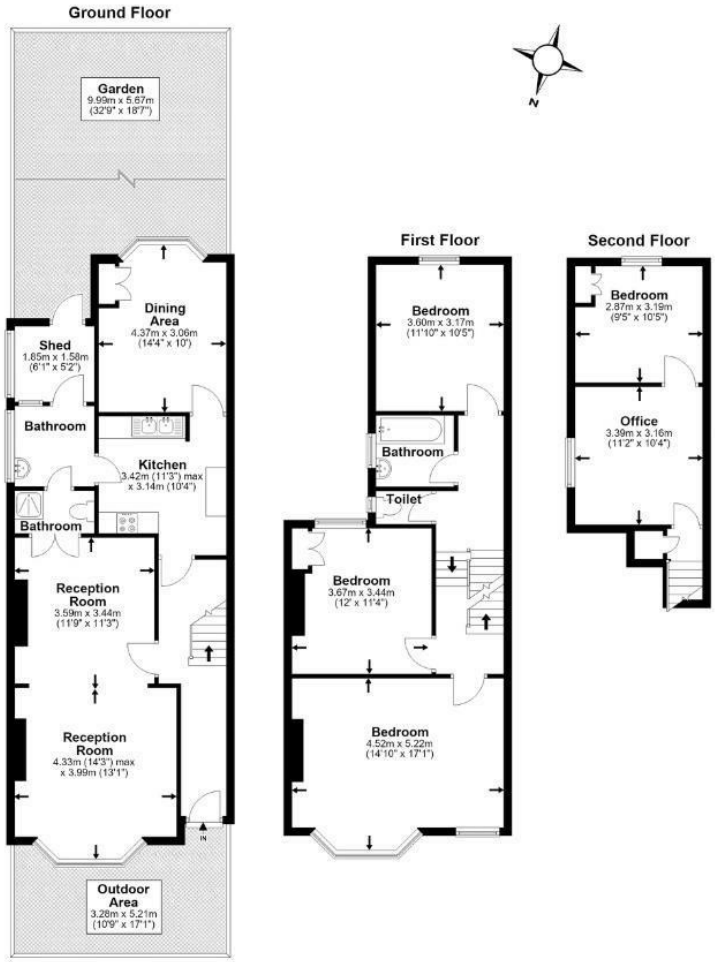




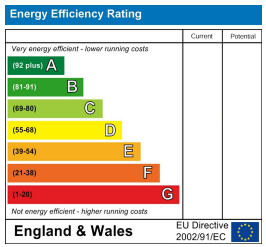

Floorplan

East Dulwich Grove, SE21
Total* = 150.8 sq. m / 1623.3 sq. ft
Ground Floor = 69.3 sq. m / 745.6 sq. ft
First Floor = 59.2 sq. m / 636.9 sq. ft
Second Floor = 22.4 sq. m / 240.8 sq. ft
[ ] = Reduced head room below 1.5m

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*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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