



Grove Vale, SE22 | Offers In Excess Of £550,000

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In General

- Two double bedrooms
- First floor, period conversion
- 40-ft private garden
- Good condition throughout
- Strong transport links - metres from ED station
- Excellent local amenities and parks

In Detail

Charming, spacious and beautifully-bright two bedroom period conversion with a private garden ideally located in the heart of East Dulwich, SE22.

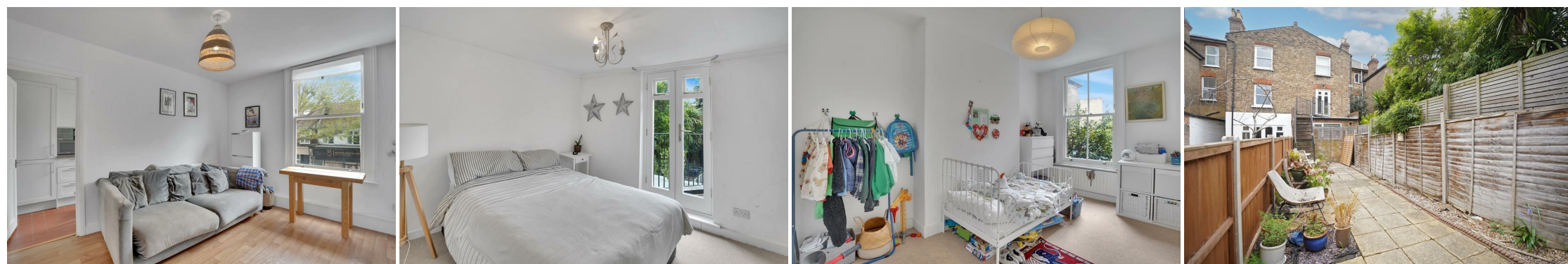
Boasting over 580 Sq Ft of internal space - which has been lovingly maintained by the current owners who are looking to upsize nearby. There is a 12x10 ft reception room adjacent to the attached modern kitchen, a family bathroom and two comfortable double bedrooms - including the 11x11 ft principal bedroom at the back of the property.

There is direct access down onto the 40-ft private garden which is landscaped with a garden shed at the rear.

Grove Vale is enviably-located for the strong transport links into The City and West End from East Dulwich station (91 metres) and Denmark Hill station (0.7 miles) as well as the bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

There are a choice of independent shops, bars, restaurants and coffee shops further along Grove Vale and nearby on Lordship Lane, North Cross Road and Bellenden Road as well as a host of gorgeous parks and green spaces.

EPC: C | Council tax band: C | Lease: 85 years remaining | GR: £200.00 pa | SC: £182.90 pa | BI: incl. in SC




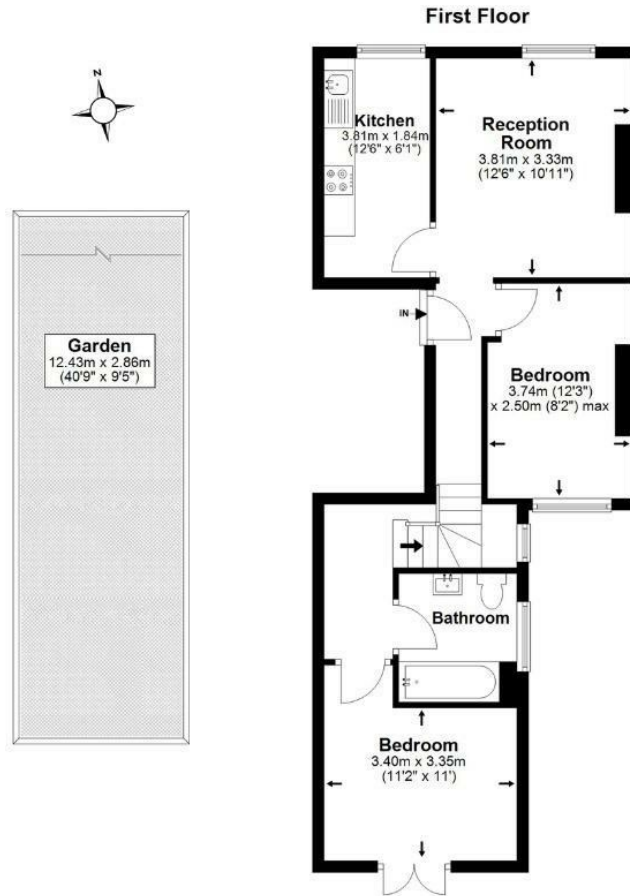
Floorplan

Grove Vale, SE22

Total* = 54.3 sq. m / 584.6 sq. ft

First Floor = 54.3 sq. m / 584.6 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			81
81-101) B		69	
69-80) C			
55-68) D			
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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