



Dunstans Grove, SE22 | Offers In Excess Of £450,000

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In General

- Two double bedrooms
- Excellent condition throughout
- Charming, communal garden
- Over 715 Sq Ft
- Potential to loft-extend (STPP)

In Detail

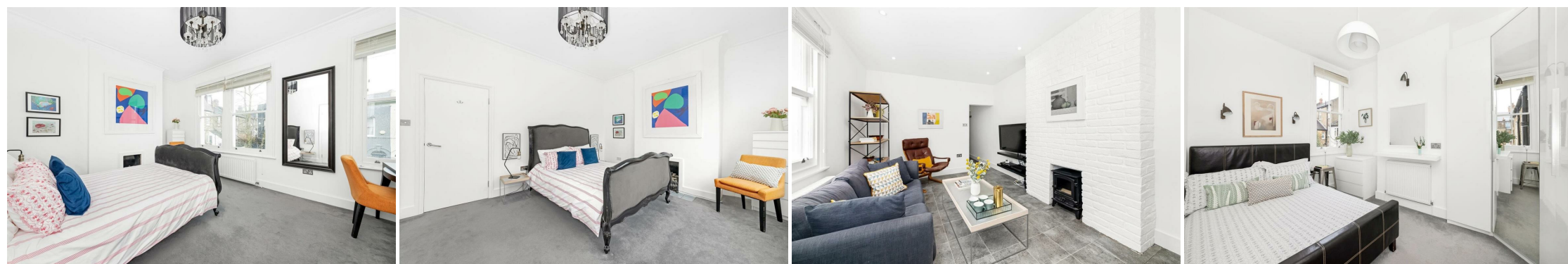
Beautifully bright, charming and spacious two double bedroom period conversion with access onto a communal garden in residential East Dulwich.

Dunstans Grove is enviably located for the gorgeous Peckham Rye Park and Dulwich Park as well as the independent shops, pubs and restaurants of Forest Hill Road. There are strong transport links into The City and West End from Peckham Rye station (1.3 miles) and Honor Oak Park station (1.0 mile) as well as bus/cycle routes through the neighbouring Forest Hill, Nunhead and Dulwich Village.

Boasting over 715 Sq Ft of internal space, the first-floor property has been lovingly modernised by the current owner. With two comfortable double bedrooms at the front, a modern shower room and a delightful 17-ft open-plan kitchen reception at the rear which leads down external stairs onto the well-maintained communal garden.

Southwark Council are the freeholder, who have been contacted about a possible lease extension as part of the sale process.

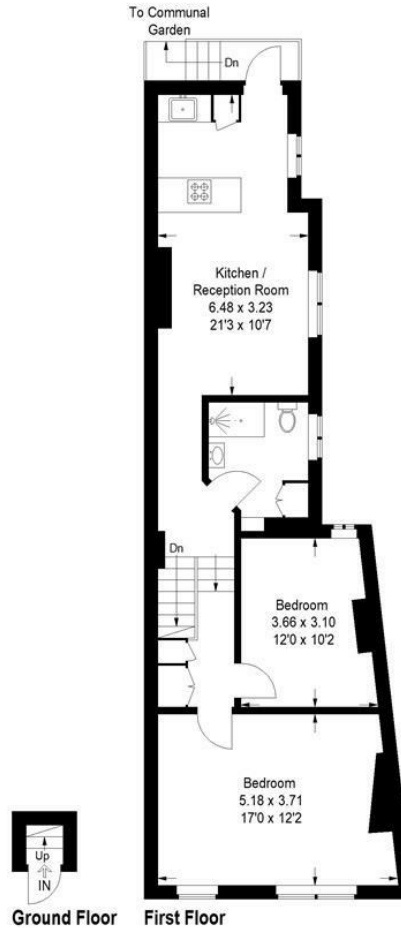
EPC: D | Council Tax Band: C | Lease: 88 years remaining | GR: £10.00 pa | SC: £1,300 pa | BI: incl. in SC



Floorplan

Dunstans Grove, SE22

Approximate Gross Internal Area
 Ground Floor = 0.7 sq m / 8 sq ft
 First Floor = 66.0 sq m / 710 sq ft
 Total = 66.7 sq m / 718 sq ft



Ground Floor First Floor

= Reduced headroom below 1.5 m / 5'0

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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			
39-54) E		57	74
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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