



MELBOURNE GROVE, EAST DULWICH, LONDON, SE22
£700,000 LEASEHOLD

SITUATED ON ONE OF THE MOST SOUGHT-AFTER LOCATIONS IN SE22 IS THIS SPACIOUS, TWO DOUBLE BEDROOM GROUND FLOOR FLAT.

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Tenure Leasehold approx 983 yrs remaining | Council Tax Band D – London Borough of Southwark | Service Charge PAYG | Ground Rent N/A

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DESCRIPTION:

Situated on one of the most sought-after locations in SE22 is this spacious, two double bedroom ground floor flat.

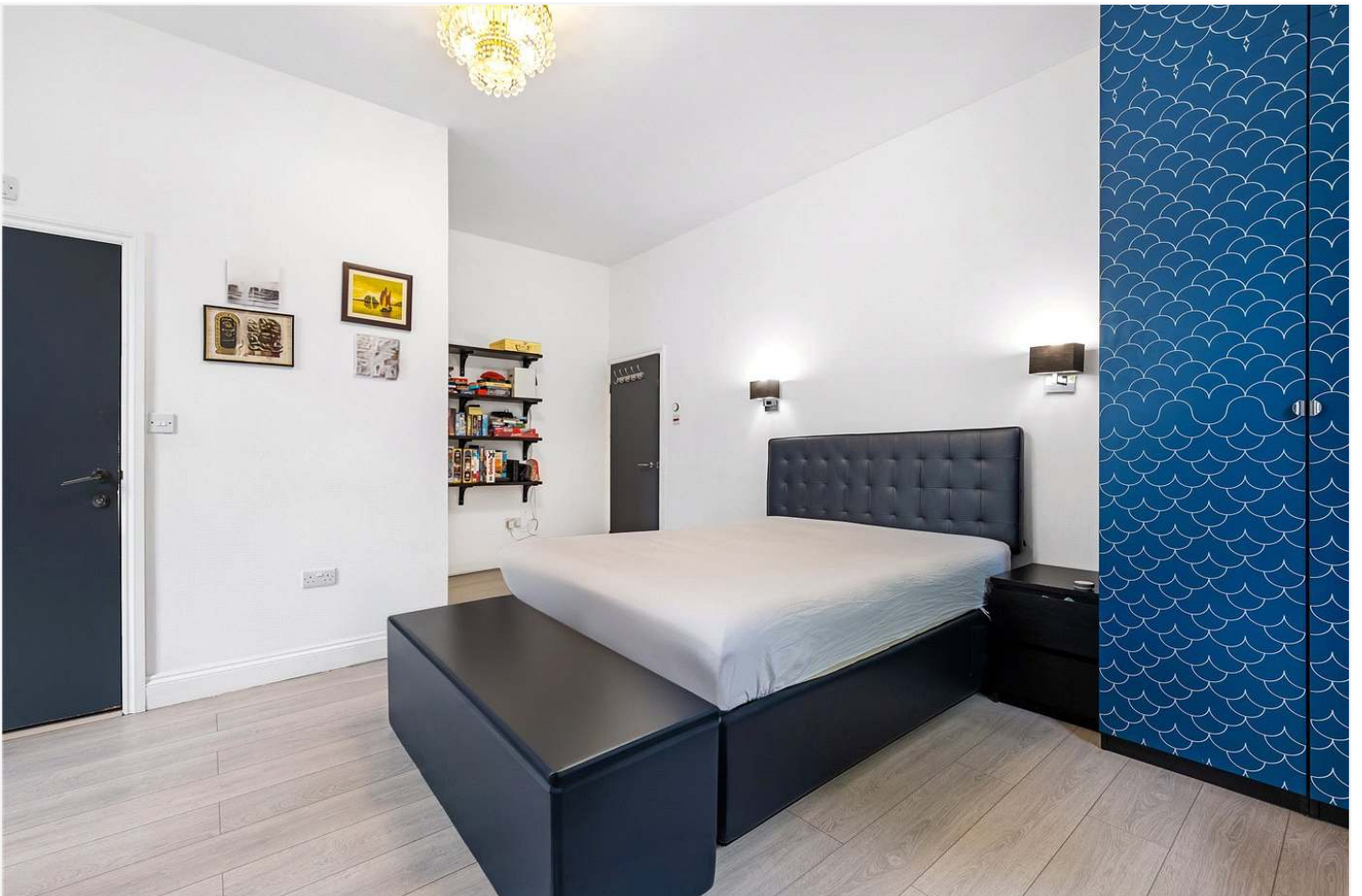
The property is situated across the whole ground floor of a handsome Victorian double fronted building, situated on the corner of two of East Dulwich's most sought-after roads. The property comprises an impressive, large, bright open-plan kitchen/reception, complete with fully integrated appliances and ample storage and counter space. The property further boasts two impressive double bedrooms, both boasting built in wardrobes and the master including an en-suite shower room. The property benefits from a spacious, South facing wrap around patio, as well as off-street parking.

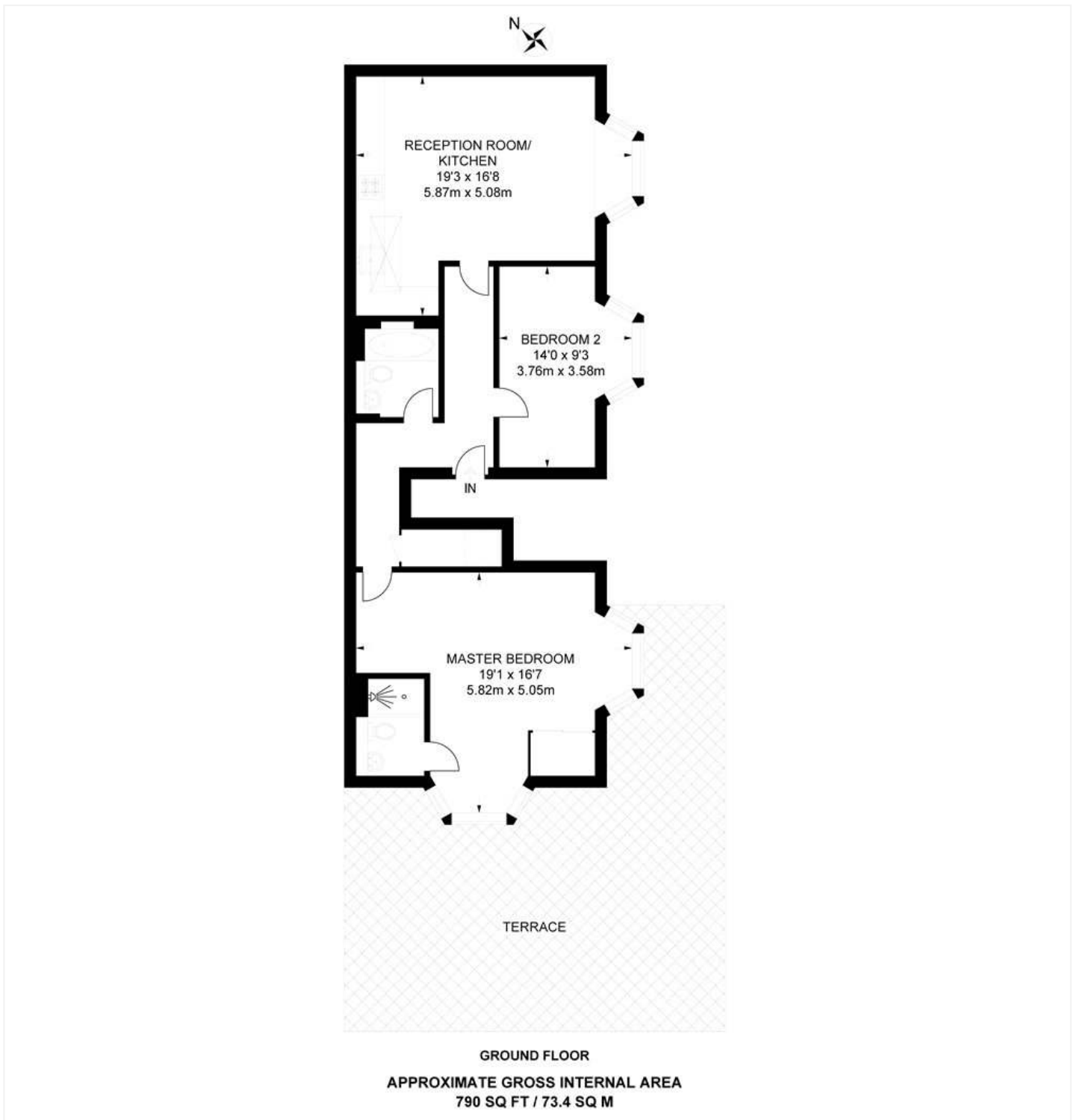
The location offers exceptional access to Lordship Lane with its impressive array of shops, bars and restaurants. Transport links are in abundance with East Dulwich station a short 5 minute stroll with its direct links to London Bridge, or a short bus from East Dulwich Grove to Brixton for the underground. You also have the option of either a short bus journey or 15 minute walk to Denmark Hill for the overground services. School catchments are in abundance with Charter East for secondary, Harris for primary and (dependant on year and catchment) some of the village primaries. The property is offered to the market chain free and early viewing is recommended.

AT A GLANCE

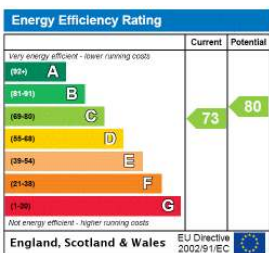
- Two Double Bedrooms
- Open Plan Kitchen/Reception
- Modern Bathroom and En-Suite Shower Room
- Ground Floor Flat
- South Facing Patio
- Off Street Parking with Bike Shed
- Great Transport Links
- School Catchment Area
- Chain Free







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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