

96a , Grove Vale, SE22 8DT · 3 bedroom Flat

£575,000



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

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## Property description

Occupying an enviable location on the junction of Grove Vale and Lordship Lane, with its array of independent shops, bars, restaurants and pubs is this superb 3-bedroom, 2-bathroom period conversion.

Located the first floor of this majestic red brick period building with green leafy views over Goose Green.

The flat offers generous proportions of 872 sqft (80.97sqm) of internal floor space, plenty of storage and thanks to being situated on a corner plot there is an abundance of natural light throughout the property.

Upon entry there is an entrance hall that offers access to all rooms and has a large storage cupboard.

At the front corner of the building is a bright and spacious, open plan kitchen reception room that is ideal for both entertaining and lounging. It boasts high ceilings, original exposed floorboards with huge triple aspect sash windows that flood the room with natural light. All three sets of windows offer unique views over the green open space of Goose Green, up Lordship Lane and down Grove Vale.

Set to one side of the room is the kitchen which has plenty of white base level units with worktop above housing the sink and gas hob with oven below. A breakfast bar island separates the two zones with a side wall full of shelving that has space for a large fridge freezer.



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Adjacent to the reception room, also at the front of the property is the second bedroom, it shares similar features to next door with high ceilings, original exposed floorboards, a large sash window offering plenty of natural light and there are also fitted cupboards.

The main bathroom has a minimalist contemporary finish, clad in floor to ceiling tiles, with a wall hung wash hand basin and toilet with a hidden cistern. There is a bathtub with shower above and there is a large storage cupboard.

Bedroom three is in the middle of the flat with two windows looking out over the side street.

The main bedroom is at the far end of the flat and benefits from a large storage cupboard and a luxurious en-suite shower room which has its own toilet and a wash hand basin.

The convenience of this property couldn't be better, you can literally be on the platform of East Dulwich station within a few minutes of leaving your door and amenities are in abundance with Lordship Lane to one side, Grove Vale to the other and Peckham Rye and Village just down the road.

Along with East Dulwich station having regular services to London Bridge there are also a great selection of bus routes that will whisk you in all directions!

There is also a great selection of schools nearby from primary through to secondary.

## Property features

- Bright and spacious 3 bedroom first floor flat
- Offering 872 sqft (80.97sqm) of internal floor space
- 2 bathrooms (one en-suite)
- Lovely views over Goose Green and Lordship Lane
- Lovely openplan kitchen reception room with high ceilings and triple aspect windows
- Fully fitted kitchen
- Plenty of storage
- Stunning period building in the heart of East Dulwich
- Close to East Dulwich Station (London Bridge) and a good selection of schools
- Close to amenities of Lordship lane and green open spaces of Goose Green and Peckham Rye



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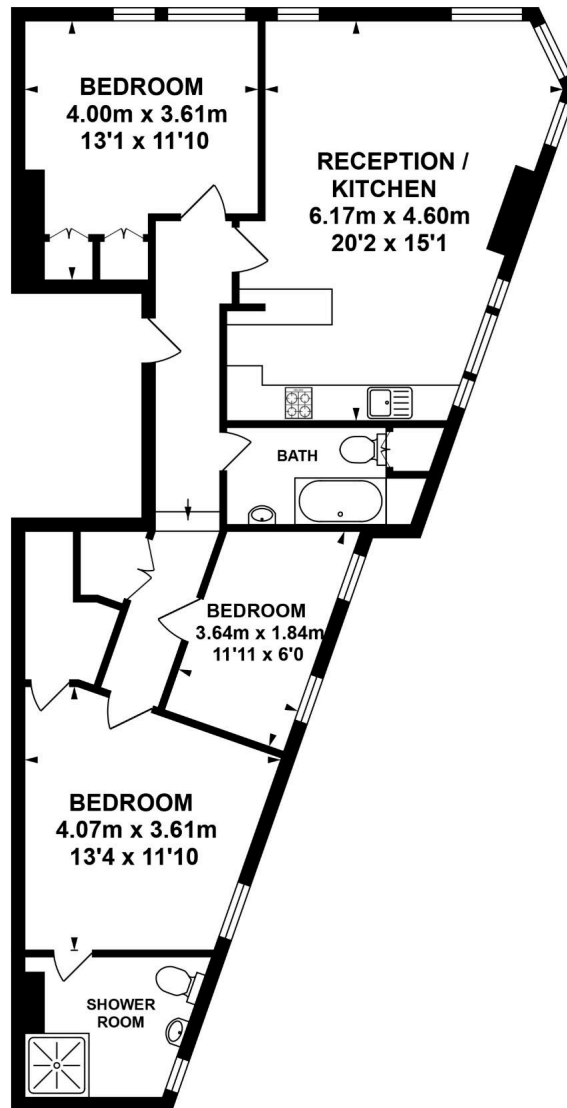
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FIRST FLOOR  
APPROX. FLOOR  
AREA 80.97 SQ.M.  
(872 SQ.FT.)



TOTAL APPROX.FLOOR AREA 80.97 SQ.M. (872 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
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