

**Auction**

## 1 bed apartment to buy in SE22

East Dulwich Grove, London, SE22 8PU

# £370,000

 Starting Bid

 x1  x1  x1

Tenure

**Share Of Freehold**

Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ TWO BEDROOM FIRST FLOOR SPLIT-LEVEL FLAT
- ✓ FRONT LIVING ROOM
- ✓ BATHROOM
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A superb split-level two bedroom first floor flat converted within an end of terrace Victorian house in East Dulwich. No onward chain.

The property consists of a front open-plan living room/kitchen, two bedrooms and a bathroom and is presented in good condition. A garage is included.

No current service charge although all three freeholders make a 1/3rd share of the annual building insurance costs. No Ground Rent.

Located within easy reach of shops, bars and restaurants on Lordship Lane and bus routes on East Dulwich Grove.

First floor - Hallway: Entryphone. Timeguard thermostat.

Living area; Into front bay window.

Kitchen area: Single drainer stainless steel sink unit with mixer tap, fitted floor and wall cupboards and drawers with melamine work surfaces and tiled splashbacks, gas hob, extractor hood, electric oven and plumbing for washing machine.

Bathroom: Panelled bath with mixer tap, shower attachment, rail and curtain, pedestal wash hand basin with mixer tap, W.C., Extractor fan, corner cupboards with shelves and Vokera gas boiler and half-tiled walls.

Council Tax Band: C

Tenure: Share Of Freehold

Length of Lease: 100

Price: Starting Bid £370,000

Property Type: Apartment

Parking: Garage

Year built: 1910

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

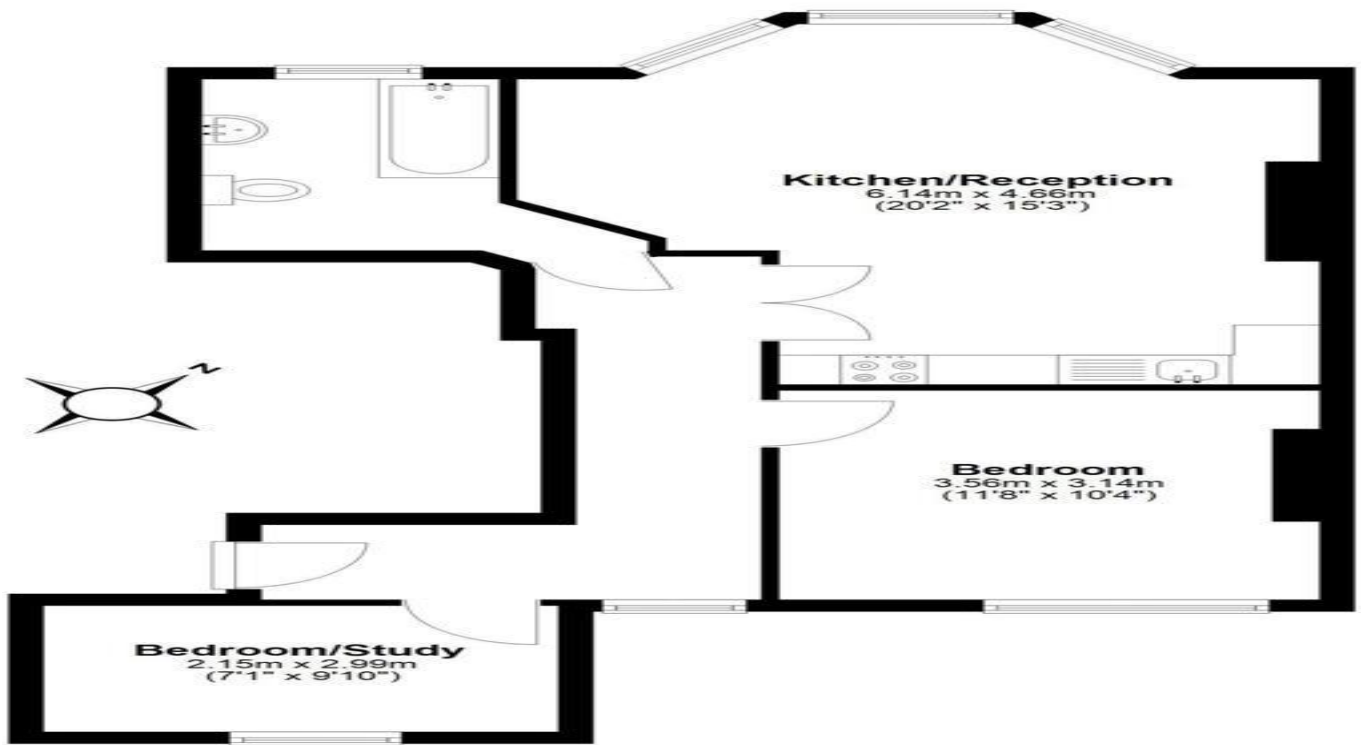
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

**First Floor**  
Approx. 56.0 sq. metres (602.3 sq. feet)



**Total area: approx. 56.0 sq. metres (602.3 sq. feet)**

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

East Dulwich Grove, London, SE22 8PU

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,  
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

