



Dulwich Sales, 81-83 Lordship Lane, London SE22 8EP

T 020 8299 8300 E [dulwichsales@ludlowthompson.com](mailto:dulwichsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## GROVE VALE EAST DULWICH



**SOLD**

**REF: 2722814**

### **1 Bed, Purpose Built Apartment, Private Balcony & Shared Terrace**

**Private Balcony - Amazing Location - Spacious and Bright - Chain Free - Roof Terrace - Modern Finish**

A beautiful, modern one-bedroom apartment in a fantastic location, right next to East Dulwich Station (Southern Railway). Built in 2018 the property is still brand new with everything finished to an extremely high standard. Presented to the market chain free and benefits from a private balcony and a lovely communal roof terrace which gives the block a great community feel. The flat comprises a large reception with a sleek open plan fully fitted kitchen, one double bedroom, a bathroom, and a ... **continued below**

**Train/Tube** - East Dulwich, Denmark Hill, Peckham Rye

**Local Authority/Council Tax** - Southwark

**Tenure** - Leasehold

**ludlowthompson**



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# GROVE VALE EAST DULWICH



Reception



Roof Terrace



Reception / Kitchen



Reception / Kitchen



Reception / Kitchen



Bedroom



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# GROVE VALE EAST DULWICH



Balcony



Bathroom



Exterior



Exterior



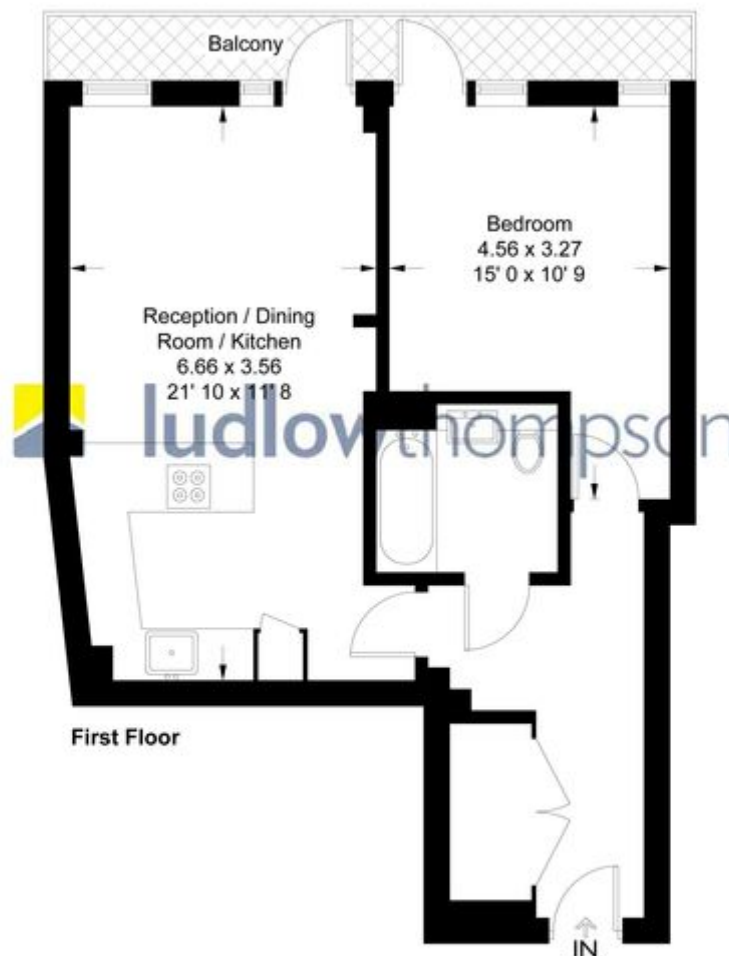
Roof Terrace



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### Grove Vale

Approximate Gross Internal Area = 557 sq ft / 51.8 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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The flat comprises a large reception with a sleek open plan fully fitted kitchen, one double bedroom, a bathroom, and a balcony that you can reach through both the reception / kitchen and the bedroom.

Right outside you can find lordship lane's shops, delis, bars and restaurants, The property is also right by East Dulwich station offering fantastic transport links such as London bridge in 14 minutes. Denmark Hill and Peckham Rye stations are also just a short walk away.

### Tenure Details

Tenure - Leasehold

Lease Expires - 119 years

Service Charges - £2400 per year

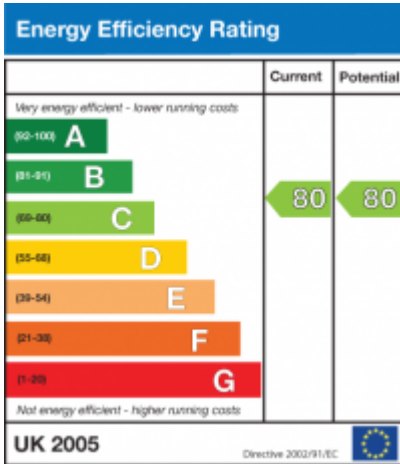
Ground Rent - £350 per year



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CALL 020 8299 8300

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### When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Dulwich Sales Office quoting 2722814

### DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

### PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.

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