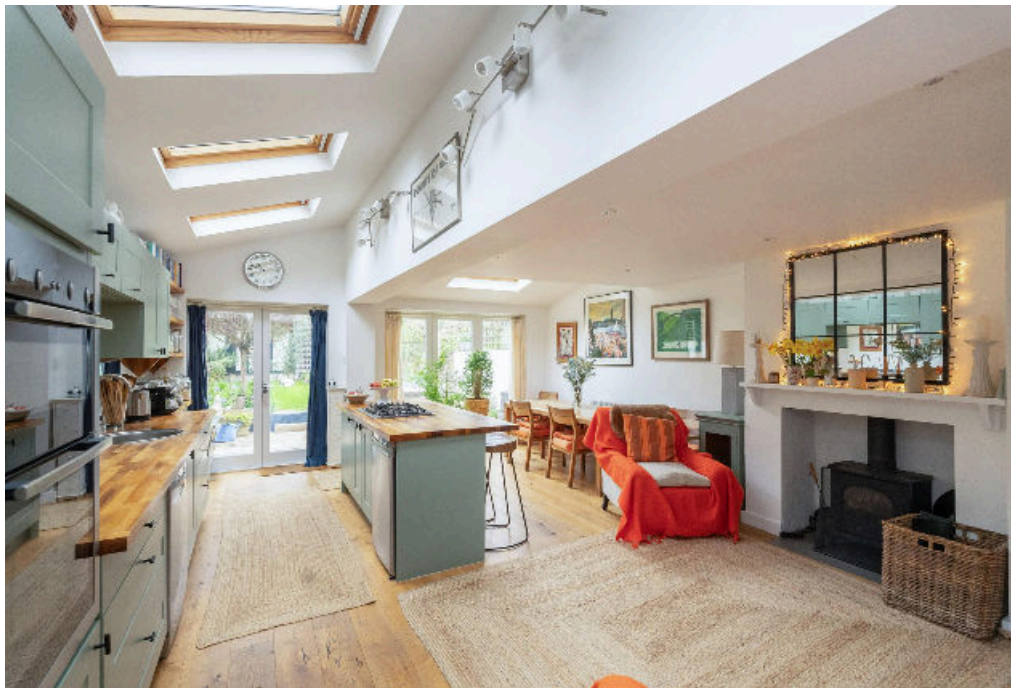




Ashbourne Grove, East Dulwich **SE22**

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## Description

Nestled in the heart of East Dulwich, this attractive Victorian semi-detached family home with off street parking offers excellent accommodation for all of the family. The entrance hall leads to a dual aspect double reception room with features typical of a property in this era including high ceilings, a feature fireplace and a large bay window allowing plenty of natural light to flood through. Of note is also a handy downstairs cloakroom.

To the rear, spanning the width of the property is a contemporary kitchen entertaining area, ideal for modern living. This hub of the home opens on to a substantial well maintained private rear garden.

Spread across the first and second floors are four well proportioned, bright and airy bedrooms including the choice of two principal bedrooms, one spanning the width of the top floor, benefitting from an en suite shower room. All bedrooms have use of the well appointed bathroom with separate bath and shower on the first floor.

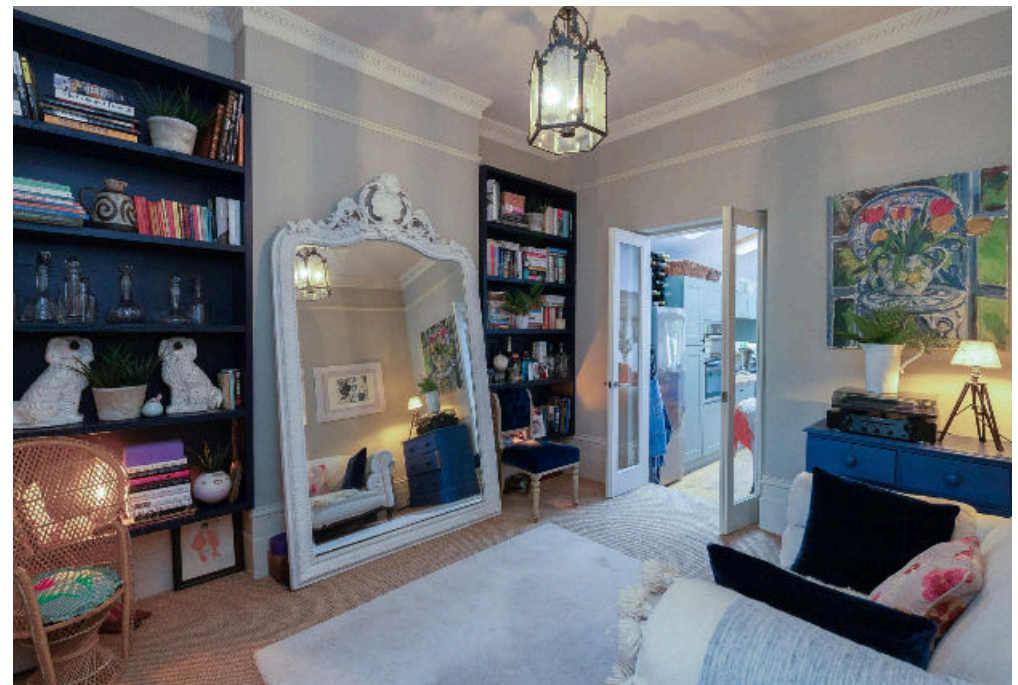
## Location

Ashbourne Grove is ideally located in the heart of East Dulwich. Lordship Lane is just moments away with its ever increasing range of quality boutiques, bars and independent restaurants. The open spaces and facilities of Dulwich and Peckham Rye Parks are also nearby as is the fantastic East Dulwich Picturehouse.

Local schools are excellent: Harris Primary Academy and the Charter School East Dulwich are close by, as are some world renowned independent schools including James Allen's Girls' School, Alleyn's School, Dulwich College and Dulwich Prep. Local transport links are easily found with East Dulwich Rail Station (0.4 miles) offering direct trains to London Bridge and Peckham Rye Rail Station (1.0 miles) offering links to London Blackfriars, London Victoria and Canada Water. There are also a variety of buses to Central and West London, Clapham and Brixton. All distances are approximate.

**Tenure: Freehold EPC: D Council Tax Band: F**

**Local Authority: Southwark Council**







Guide Price £1,600,000

Approximate Gross Internal Area = 160.2 sq m / 1724 sq ft  
(Excluding Reduced Headroom / Eaves Storage)

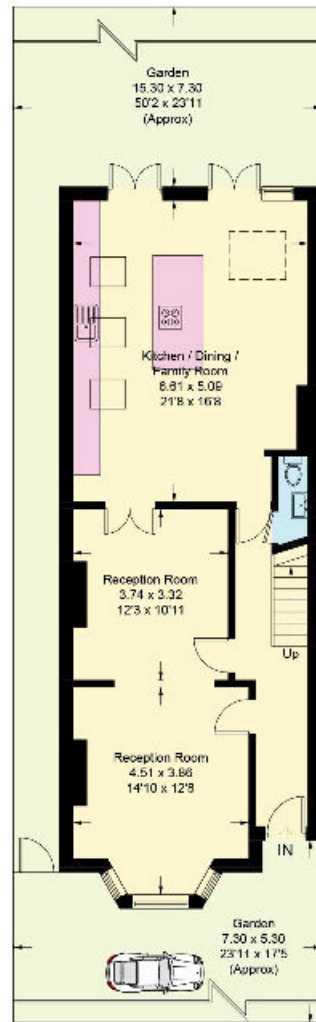
Reduced Headroom / Eaves Storage = 7.0 sq m / 75 sq ft

Store = 7.0 sq m / 75 sq ft

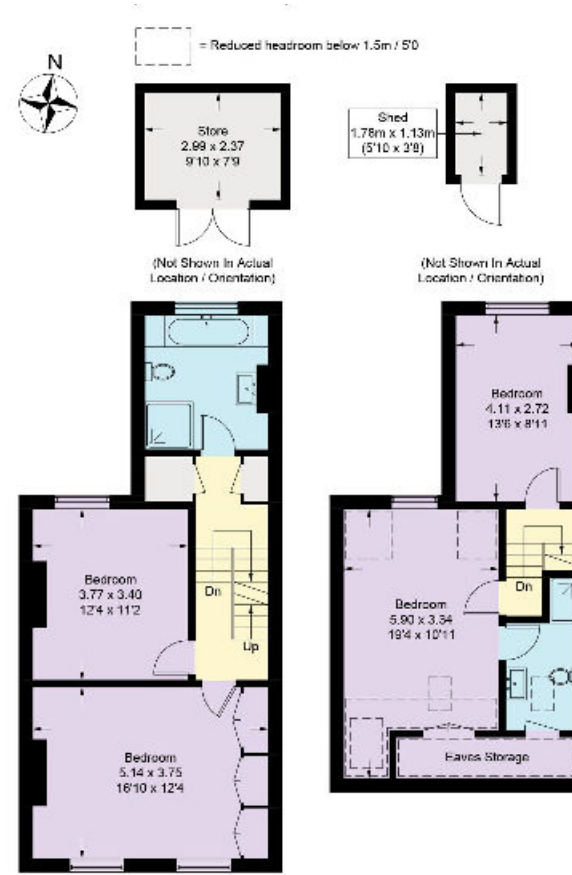
Shed = 2.1 sq m / 23 sq ft

Total = 176.3 sq m / 1897 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor

Second Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated March 2024.

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