



CADDINGTON BLUE

Grove Vale, SE22

Property Price: £ 699,950

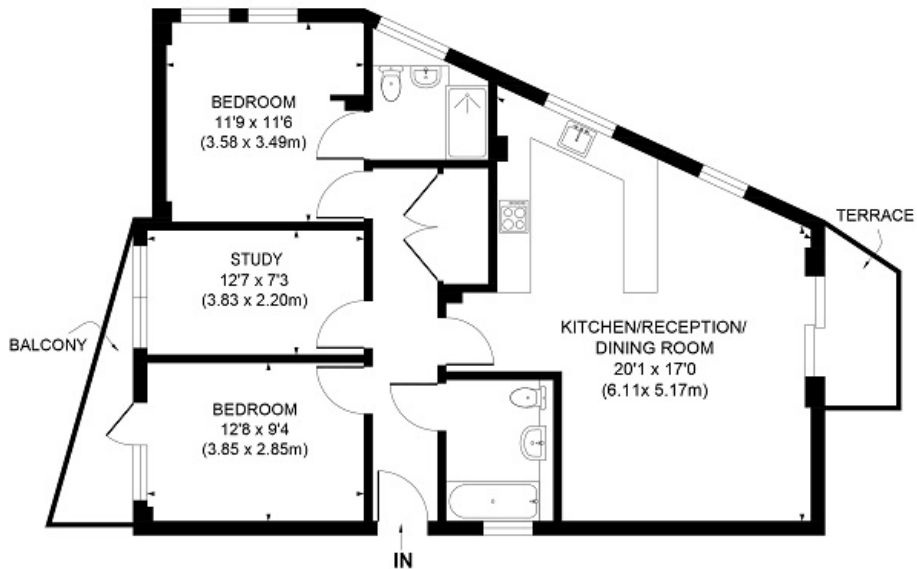
Property Type: Apartment





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Floor Plan:



FIRST FLOOR



APPROX. GROSS INTERNAL FLOOR AREA 949 SQ. FT /81.17 SQ. M

Illustration for identification purpose only, not to scale
All measurements are maximum, and includes wardrobes and window bays where applicable
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Property Description

Stunning 3 bedroom apartment in this brand new development next to East Dulwich station. The apartment comes with two private balconies and a large communal roof terrace. For the ultimate convenience there is a Marks & Spencer supermarket on the ground floor. Ready for occupation July 2018.

18/22 Grove Vale is a stunning development of twenty; 1, 2 and 3 bedroom beautifully appointed apartments over three floors and located adjacent to East Dulwich station, providing a fourteen minute journey to London Bridge. Additionally, there is a Marks and Spencer located on the ground floor providing the ultimate in convenience.

The Apartments

The apartments have all been carefully designed to optimize both space and provide an abundance of light. With neutral palettes and carefully considered room designs, each apartment provides contemporary and stylish spaces which provides everything required for modern living.

The Finishing

The finishing and specification of each apartment include Bosch kitchen appliances, 'Roca' sanitary ware, German wooden flooring, and fitted wardrobes in the main bedrooms. 18/22 Grove Vale apartments will provide the perfect home in which to relax, entertain and unwind.

Location

The development location is perfectly situated for the Capital. It has great connections both to Central London and further afield, served by a number of overground stations connecting you to the Underground, DLR and National Rail beyond. East Dulwich Mainline Station which is next to the development connects you direct to London Bridge within 14 minutes via Peckham Rye. Denmark Hill, which is just a four minute bus ride away connects directly to popular destinations such as Blackfriars, Canada Water, Kings Cross St Pancras (Eurostar), Gatwick and Luton Airports to name a few.

Local Area

Ranked among the best places to live in Britain by The Sunday Times in March 2014, (and one of only five areas in London to make the top 100) East Dulwich enjoys a reputation as one of the city's most coveted neighbourhoods. East Dulwich retains a strong sense of community with a thriving high street filled with independent shops, boutiques, cafes and restaurants as well as a number of "outstanding" primary, secondary and independent schools

Shopping and Entertainment

East Dulwich offers a mix of diverse tastes and experiences with many international restaurants and a lively cafe and bar scene particularly in Lordship Lane. Local shops and supermarkets include high-street favourites as well as specialist outlets including; Sweaty Betty, White Stuff, JoJo Maman Bébé, and Oliver Bonas, is a stone's throw away but you are also surrounded by Camberwell, Peckham, Dulwich Village and Herne Hill, completely spoilt for choice both locally and slightly further afield and don't forget the convenient transport links taking you into the City Centre

Leisure

If you're feeling active there's Dulwich Leisure Centre with its beautiful swimming pool, sports hall and gym facilities right on your doorstep. Dulwich and Sydenham Hill Golf Club is 2.4 miles away with an 18 hole course affording panoramic views over London from Canary Wharf in the East, to Wembley in the West. Alternatively, Dulwich Riding School is 1.5 miles away offering lessons for adults and children as well as horse riding in Dulwich Park.

Schools

East Dulwich's educational array is nothing short of impressive with a number of Ofsted rated "outstanding schools" in both primary and secondary education and three of the UK's most prestigious private schools including the eminent Dulwich College. There are many nurseries nearby, and a choice of primary schools within easy walking distance. These include Bright Horizons Dulwich Nursery and Le Nid EDG Nursery. Harris Primary Academy and Goose Green Primary School nearby. For those with slightly older children there is also a number of secondary schools including Dulwich College, James Allen's Girls School and Allen's, all with unrivalled reputations in the private sector.

Local Parks

There are a number of local parks on your doorstep including Ruskin Park, St Francis Park, Goose Green and the larger Peckham Rye Park and Dulwich Park, these offer a wealth of facilities including outdoor gym, football pitch, café, picnic area, and two



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landscaped gardens. Don't forget Brockwell Park, with its 50.8 hectare park including Brockwell Lido with its popular café an all-weather pitch, bowling green, purpose built BMX track, tennis courts, basketball/volleyball courts, cricket nets, children's paddling pool, miniature railway, walled garden, community greenhouses, and three duck ponds.

Lease: 150 years

Estimated Service Charge: £2,141 per annum

Ground Rent: £500 per annum

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Key Features

Bedrooms : 3

Bathrooms : 2

Status : For Sale