



## Flat 1, 28 Grove Vale

London, SE22 8EF

**£1,500 Per Month**

Galloways are pleased to present to the market this stunning one-bedroom flat on Grove Vale. The property has been newly refurbished to a high standard throughout and benefits from having a modern fitted kitchen, contemporary bathroom suite, and lots of natural light. The property is situated in the heart of East Dulwich providing easy access to a fantastic array of local amenities, shops, restaurants, and bars. While also being within close proximity to East Dulwich, and Denmark Hill train stations. This property is available to let immediately.

Southwark Council

Council Tax Band B £1240 per annum

### Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111

if you wish to arrange a viewing appointment for this property or

- ONE BEDROOM
- NEWLY REFURBISHED
- EXCELLENT CONDITION
- WHITE GOODS INCLUDED
- AVAILABLE TO LET
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- 1 MINUTE WALK TO EAST DULWICH STATION
- 15 MINUTE WALK TO DENMARK HILL STATION

(TIMES ESTIMATED VIA GOOGLE MAPS)



1



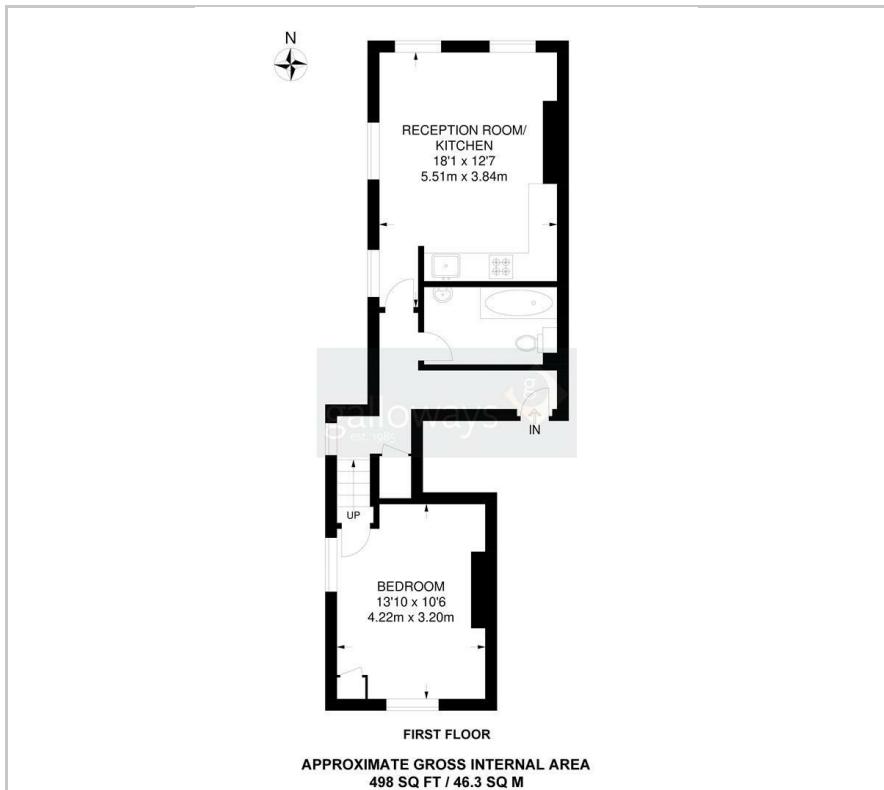
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## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
		Current		Potential			
Very energy efficient - lower running costs (92 plus)		A				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91)		B				(92 plus)	
(68-80)		C				(81-91)	
(55-68)		D				B	
(38-54)		E				(68-80)	
(21-38)		F				C	
(1-20)		G				(55-68)	
Not energy efficient - higher running costs						(38-54)	
						D	
						(21-38)	
						E	
						(1-20)	
						F	
						G	
						Not environmentally friendly - higher CO <sub>2</sub> emissions	
						England & Wales	
						EU Directive 2002/91/EC	



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