



Flat B, 38 Derwent Grove, East Dulwich, London, SE22 8EA

Guide price £400,000



Carnegie

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Handside House, Handside Lane,  
Welwyn Garden City, Herts AL8 6TA

## Flat B, 38 Derwent Grove, East Dulwich, London, SE22 8EA

This charming and well-proportioned one double bedroom apartment is set on the first floor of a handsome period property on Derwent Grove – one of East Dulwich's most sought-after streets. The standout feature of this home is the bright and spacious bay-fronted reception room, offering plenty of natural light and a welcoming space for relaxing or entertaining. The separate kitchen is a great size, with ample storage and room to cook comfortably – ideal for those who enjoy home dining. The double bedroom is quietly positioned to the side, offering a peaceful retreat, and the property also benefits from a modern bathroom and well-maintained interiors throughout. Please note that some of the photos have virtual staging to illustrate the available space .

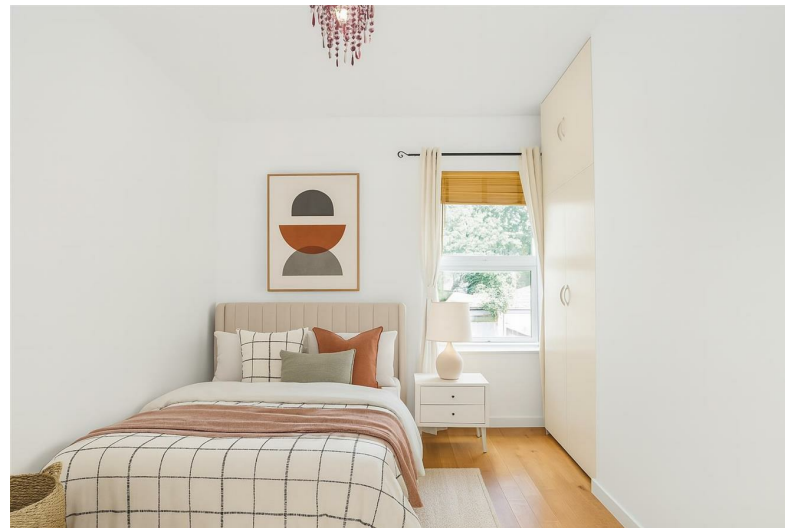
Perfectly located just moments from the vibrant shops, cafes, and restaurants of Lordship Lane, and only 0.1 miles from East Dulwich Station (direct trains to London Bridge), this property is ideal for a professional couple or single occupant seeking easy access to central London and the lifestyle of East Dulwich.

With excellent local amenities, popular parks nearby, and outstanding schools in the area, this home combines convenience, charm, and community living.

**Reception Room 14'9" x 12'11" (4.5 x 3.94)**

**Bedroom 11'8" x 10'0" (3.58 x 3.07)**

**Kitchen 14'6" x 10'7" (4.42 x 3.23)**



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Company incorporated in England No. 4713968  
VAT No. 745 8368 91



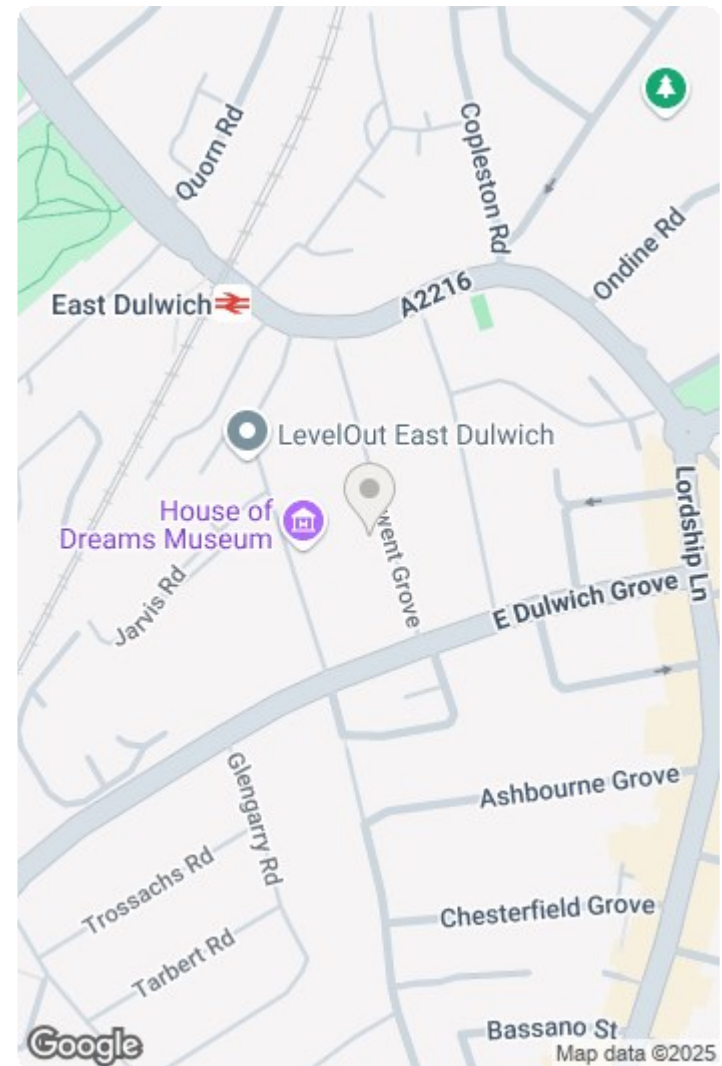
# Derwent Grove, SE22

Approximate Gross Internal Area  
55.9 sq m / 602 sq ft



## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID:1215924)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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