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CAMBERWELL GROVE,  
CAMBERWELL,  
SE5



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utterly beautiful | 5 double bedrooms | 3 receptions | 83ft walled garden  
many original features | on best street | close to Denmark Hill trains

£1,800,000





**FAIRYTALE 5 bed, 3 reception Georgian beauty crammed with truly RARE ORIGINAL FEATURES. Entirely curved at the rear, 4 floors, 83ft garden, almost 2600sqft and on the area's best street.**


If you're after a real one-off, then this Georgian home could be the answer. Few of the elegant Georgian and Regency houses that flank Camberwell Grove have curved rears and not all have so many features intact. Generally, the closer you get to Camberwell Church Street, the smaller the houses and gardens become. But this home's location, size and originality are the stuff of dreams; original architrave around door frames, Georgian fire surrounds, floorboards and window shutters are all found here.

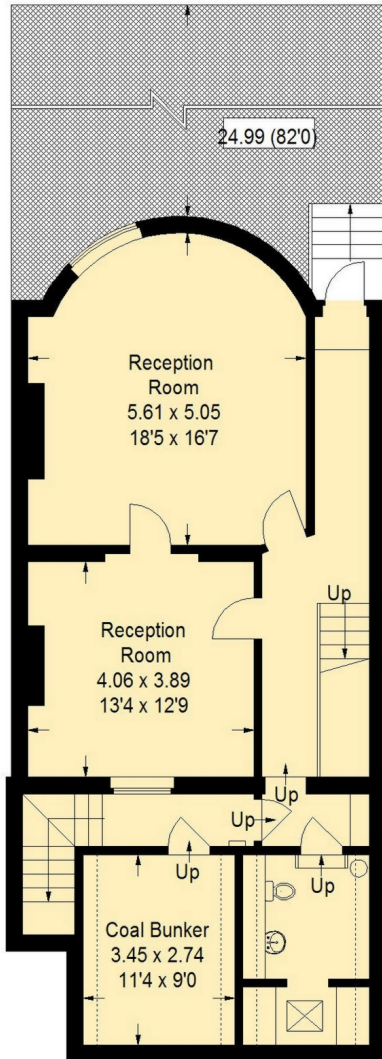
The layout is interesting to those wishing to rent out an area - it already has its own entrance, a shower room (in the vaults) and kitchen. Of course you could home a teenager, granny or au pair down here. Above, on the ground-floor is a kitchen that opens to a wonderful reception with a garden door. You step down to a York stone terrace, the garden is completely walled and has mature trees. From the upper floors you gain views across neighbours' gardens and of St Giles' Church.

Many regard Camberwell Grove as having the finest examples of Georgian and Regency architecture south of the River. It's a wide, tree-lined street and certainly flanked by some outstanding houses. Inhabitants include actors, architects and diplomats while Camberwell itself attracts a good mix of residents and many creative types. Denmark Hill station has non-stop services to Victoria, regular services to London Bridge and London Overground links to Clapham Junction, Canada Water, Shoreditch, Hoxton, Dalston Junction and Highbury & Islington. Schools include The Villa on Lyndhurst Grove, while Dulwich College, JAGS and Alleyn's are all within 10-minutes' drive. We recommend eating at Angels & Gypsies, The Crooked Well or No.67 at South London Gallery - they're all local and very good.

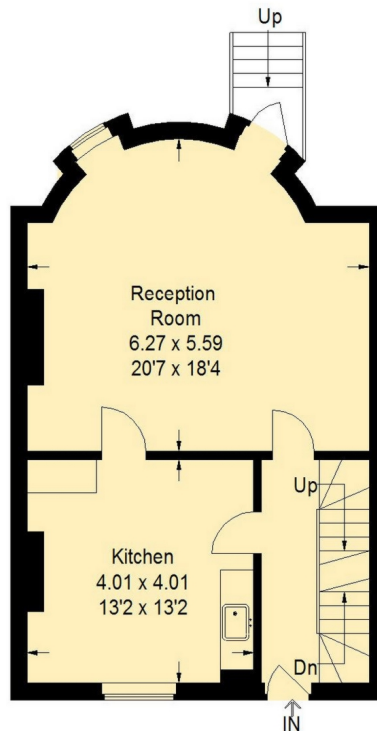
# Camberwell Grove, SE5

Approximate Gross Internal Area  
 Basement = 85.3 sq m / 918 sq ft  
 Ground Floor = 57.7 sq m / 621 sq ft  
 First Floor = 57.3 sq m / 617 sq ft  
 Second Floor = 56.8 sq m / 611 sq ft  
 Total = 257.1 sq m / 2767 sq ft

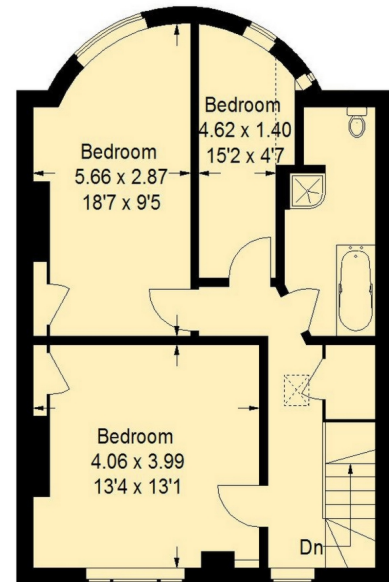
 = Reduced headroom  
 below 1.5 m / 5'0"



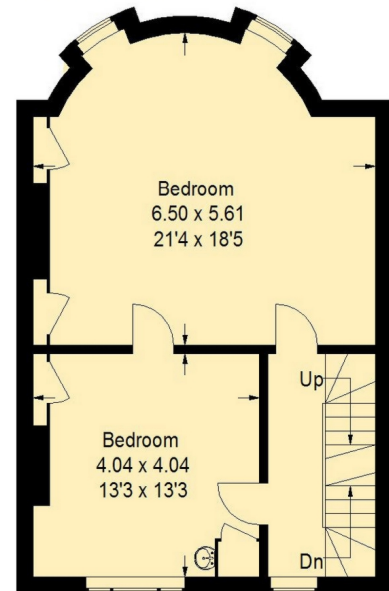
**Basement**



**Ground Floor**



**Second Floor**



**First 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. (ID370390)

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Details Prepared on 1st September, 2017



