

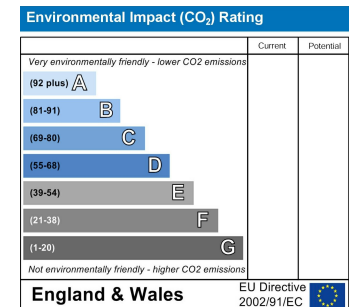
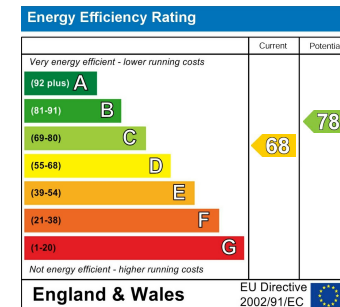


HUNTERS[®]
HERE TO GET *you* THERE

Camberwell Grove, London, SE5, SE5 | Offers In Excess Of £375,000
Call us today on 020 7708 2002



- Grade II Georgian Building
 - Two Bedrooms
- Well Maintained Communal Gardens
 - Share of Freehold
 - No Ground Rent
- Service Charge £1560 Per Annum



A two-bedroom apartment set in grade II listed Georgian building with a large and well maintained communal garden - located on one of Camberwell's premier roads!

You'll find a good-sized reception room with space for relaxing, dining, and entertaining guests. There is a separate kitchen with white wall and base units, white tiled walls and floor, a skylight offering plenty of natural light and an integrated oven and hob. The master bedroom is of a good size with space for a double bed and other furniture and there is a second bedroom with is perfect for a guest bedroom, home office or nursery. The bathroom has a three piece suite complete with shower over bath and has contrasting wall and floor tiling. The large, shared garden can be accessed through the communal hallway and is well maintained with a verdant lawn and well stocked borders. The property further benefits from the sash windows being refurbished in 2024.

Camberwell Grove is leafy, architecturally beautiful, and well located for town. From the property you are a 0.4 mile walk to Denmark Hill station for Zone 2 trains (Victoria, Thameslink) and the Overground service to fashionable East London (Shoreditch, Dalston Junction, Highbury and Islington) and Clapham High Street and Junction. At the end of the road, you will find a wealth of great eateries and bars, including a fantastic sourdough pizza restaurant – Theo's. The Crooked Well is just one street over for a good wine list and sophisticated food menu. The South London Gallery regularly displays acclaimed artists and Camberwell's art, and music links attract many of London's media professionals. In addition to this you are spoilt for parks in the area, from the huge Burgess Park to the smaller Victorian gardens, secretly dotted near every street.

Tenure: Share of Freehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 957 years remaining (Started in 1983 with a lease of 999 years.)

Ground rent: Not payable

Service charge: £1,560 a year

Construction: Standard construction

Property type: Mid-terrace, Flat

Number of floors: 4

Entrance on floor: 3

Has lift: No

Over commercial premises: No

Parking: On street permit required

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Heating features: None

Building safety issues: No

Rights and easements: Here is a summary but a property lawyer can advise further:- Any legal easements referred to in clause LR11.1 of the registered lease, subject to any rights that are granted or reserved by the lease and affect the registered land.

Public right of way through and/or across your house, buildings or land: No

Flood risk: No

History of flooding: No history of flooding has been reported.

Coastal erosion risk: To be provided

Planning and development: No

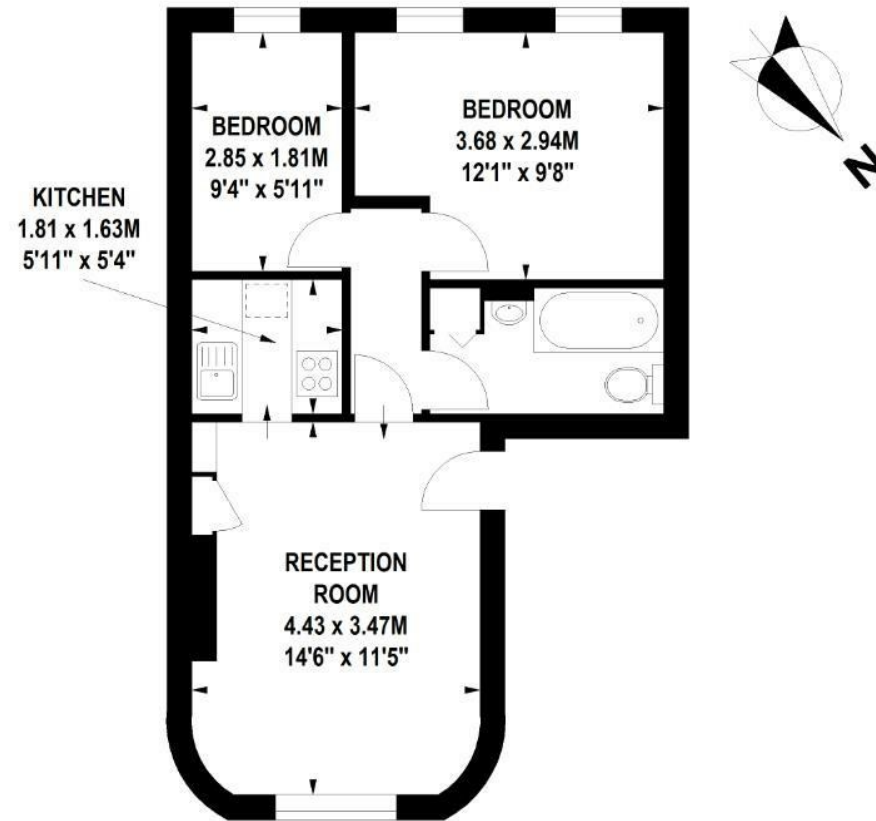
Listing and conservation: Is a listed building (Grade 2). In a conservation area (Grade 2 listed. Windows and brickwork are regulated)

Accessibility: None

Mining: No coal mining risk identified

Camberwell Grove, SE5

Approximate Gross Internal Area 41 sq m / 441 sq ft



Third Floor

Floor Plan produced for Hunters by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
| Camberwell.Sales@hunters.com

HUNTERS[®]
HERE TO GET *you* THERE