



Champion Grove, Camberwell SE5





Description

A charming, detached house with a newly refurbished roof, portico entrance and a superb south-facing garden. Stepping through the front door into the spacious hallway, two generously sized reception rooms allow for separate dining and living spaces, with the back reception room providing sliding-door access to the garden. At the rear of the home, the kitchen entertaining space has fantastic potential for extension to create a full-width kitchen and open-plan living space (STPP). The cellar also provides excellent storage space as well as the opportunity for conversion (STPP). Externally, the generous south-facing garden with a lawn and patio is ideal for outdoor entertaining and has separate side access to the front of the house.

The first floor boasts three generously sized bedrooms, including a spacious front-facing room with a bay window, along with a useful study/fourth bedroom. A well-appointed family bathroom serves this level. The second floor offers a fifth bedroom as well as a further family bathroom, making it an ideal space for guests or a home office.

Location

Champion Grove is ideally located in the heart of Camberwell just moments from Ruskin Park, a much-loved green space featuring tennis courts, a pond, a children's playground and stunning views across London.

The area boasts a fantastic selection of cafes, restaurants and pubs. Nearby, you'll find popular spots such as The Camberwell Arms, Silk Road and Grove Lane Deli, alongside a variety of artisan bakeries, boutique shops and cultural venues. Denmark Hill and East Dulwich are also nearby and home to an array of lively bars and eateries. Champion Grove is also just a mile from Kings College Hospital.

Families have access to an excellent range of schools, including state and independent options such as Lyndhurst Primary School, Dog Kennel Hill Primary School, The Charter School North Dulwich, Dulwich College as well as Alleyn's and JAGS.

Transport links are excellent, with Denmark Hill Station providing services to Victoria, Blackfriars, St Pancras and beyond. Local bus routes ensure swift access to central London and surrounding areas.

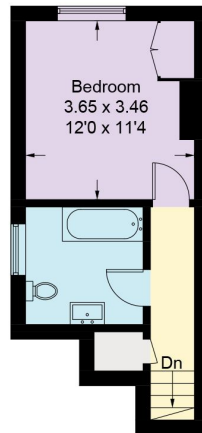


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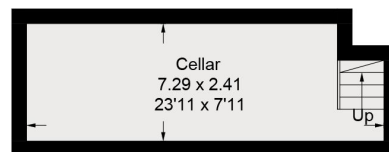
Approximate Gross Internal Area = 211.7 sq m / 2279 sq ft
 Cellar = 16.8 sq m / 181 sq ft
 Total = 228.5 sq m / 2460 sq ft
 (Excluding Store)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

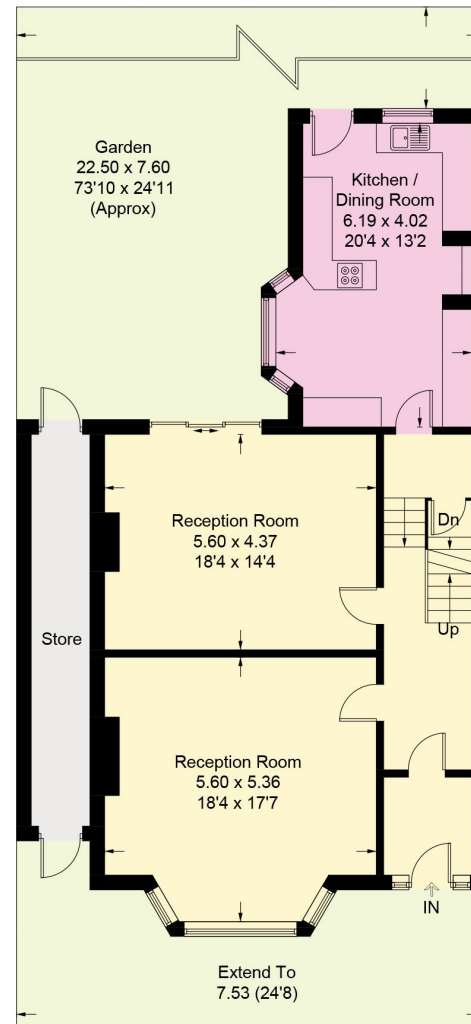
Tenure: Freehold
 EPC: E
 Council Tax Band: G
 Local Authority:
 Southwark Council
 Guide Price: £1,795,000



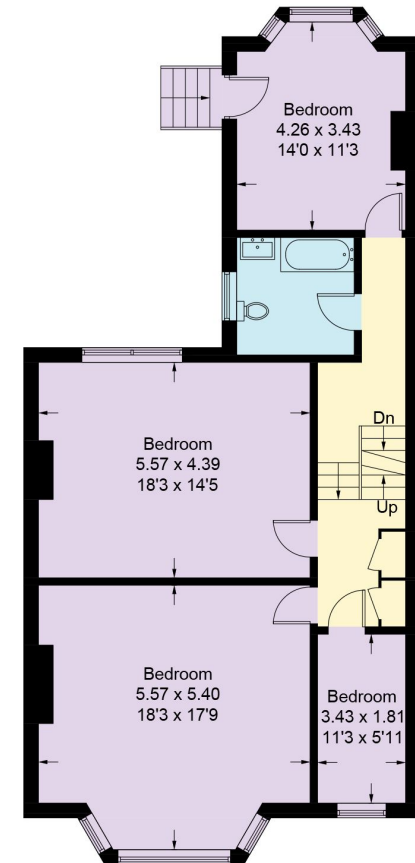
Second Floor



Cellar



Ground Floor



First Floor

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated February 2025.

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