



## GROVE HILL ROAD

Camberwell, SE5







# STYLISH, FOUR BEDROOM, FAMILY HOME

Located in the heart of Camberwell and retaining a wealth of period features, this renovated, luxurious property offers the perfect balance of accommodation.



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2

EPC

D

Local Authority: London Borough of Southwark

Council Tax band: D

Tenure: Freehold

**Guide Price: £1,300,000**



## BRIGHT AND HOMELY WITH PLENTY OF MODERN CHARM

An inviting tiled pathway leads to a pretty entrance hall. To the front of the property is a double-length reception room filled with beautiful period features including high ceilings, ornate coving, a wonderful bay window and feature fireplace. To the rear is a fantastic kitchen diner with solid oak units, plenty of storage space and contemporary brass hardware. Crittall style doors provide access out onto the patioed rear garden, perfect for alfresco dining and entertaining. Spread across the upper floors are four bright and airy bedrooms including an impressive principal bedroom with built-in wardrobes. The generous family bathroom is perfect for relaxing with a large freestanding bath and a separate shower. Highly sought-after Grove Hill Road is situated nearby the Camberwell Grove Conservation Area, known for its tree-lined streets, Georgian and Victorian architecture and a wealth of amenities. East Dulwich station is also close by as well as Denmark Hill station.















Approximate Gross Internal Area = 137.5 sq m / 1480vsq ft (Excluding Reduced Headroom / Eaves Storage = 5.7 sq m / 61 sq ft Basement = 9.8 sq m / 105 sq ft)  
Inclusive Total Area = 153.1 sq m / 1646 sq ft

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. (ID767266)



We would be delighted  
to tell you more.

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