



Grove Park, SE5

Guide Price: £700,000 - £725,000

0208 702 8222

[pedderproperty.com](https://www.pedderproperty.com)

pedder



In general

- Two double bedrooms
- Direct access to communal garden
- Desirable, tree-lined street
- Allocated off-street parking
- Period features, charm
- Fantastic ceiling heights
- Share of Freehold

In detail

Gorgeous, charming and beautifully bright halls-floor apartment in this striking Victorian building enviably located between Peckham Rye and Camberwell.

Boasting over 900 Sq Ft of internal space; this gorgeous period conversion enjoys a 24x18 ft open-plan kitchen-reception with ample ceiling heights and a gorgeous view over the mature communal gardens. Full of period charm and a feature fireplace – this is an ideal place to host and entertain. There are two comfortable double bedrooms including a 15-ft bay-fronted principal bedroom complete with built-in storage and a modern family bathroom with separate utility room.

Built in the late 1900s – the picturesque Grove Park forms part of the Camberwell Grove Conservation area and offers easy access into The City and West End from Peckham Rye station (0.5 miles) and Denmark Hill station (0.6 miles) as well as bus/cycle routes through the neighbouring East Dulwich, Herne Hill and Dulwich Village. There are a host of independent shops, bars, restaurants and art galleries nearby on Bellenden Road, Lordship Lane and North Cross Road as well as a choice of parks and green spaces. Early viewing recommended.

EPC: C | Council Tax Band: C | Lease: 962 years remaining | SC: £2,100 pa | GR: Nil | Buildings Insurance: Incl. in management fee

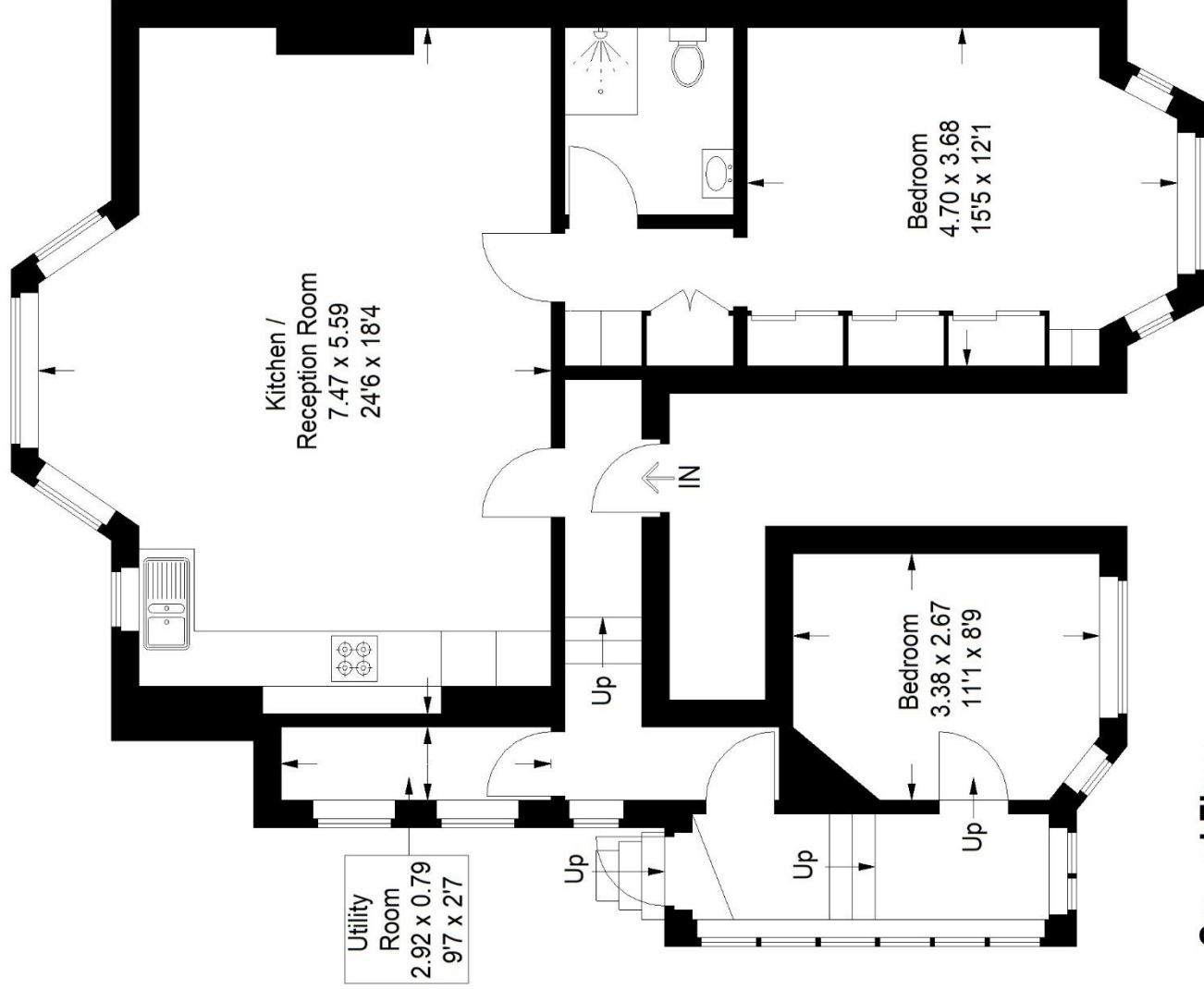


Floorplan



Grove Park, SE5

Approximate Gross Internal Area
84.0 sq m / 904 sq ft



Ground Floor

Copyright www.pedderproperty.com © 2024

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.