

TO LET



Camberwell Grove, East Dulwich, SE5

£2,750.00 PCM

3

2

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Property Description

A truly stunning and beautifully presented three-bedroom, two bathroom ground floor flat set within this magnificent Grade two listed building. The property is located within a highly sought-after area of East Dulwich on Camberwell Grove which is a quiet tree lined street .

The property comprises of a large living room with two huge sash windows that allow in plenty of natural light, a great sized master bedroom with an en-suite bathroom, two further good-sized bedrooms, a large family bathroom with shower over bath and a spacious kitchen with ample space for dining.

The property also benefits from a private garden with direct access from the property and parking space available subject to applying for a permit.

The property is in the middle and equal walking distance to Denmark Hill Overground station and East Dulwich Overground station allowing excellent transport links. Kings College Hospital and the vibrant open spaces of Ruskin Park are both also a short stroll away.

This property is strictly by appointment with Samuel Estates. Contact us now to arrange a viewing, this property will go fast.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

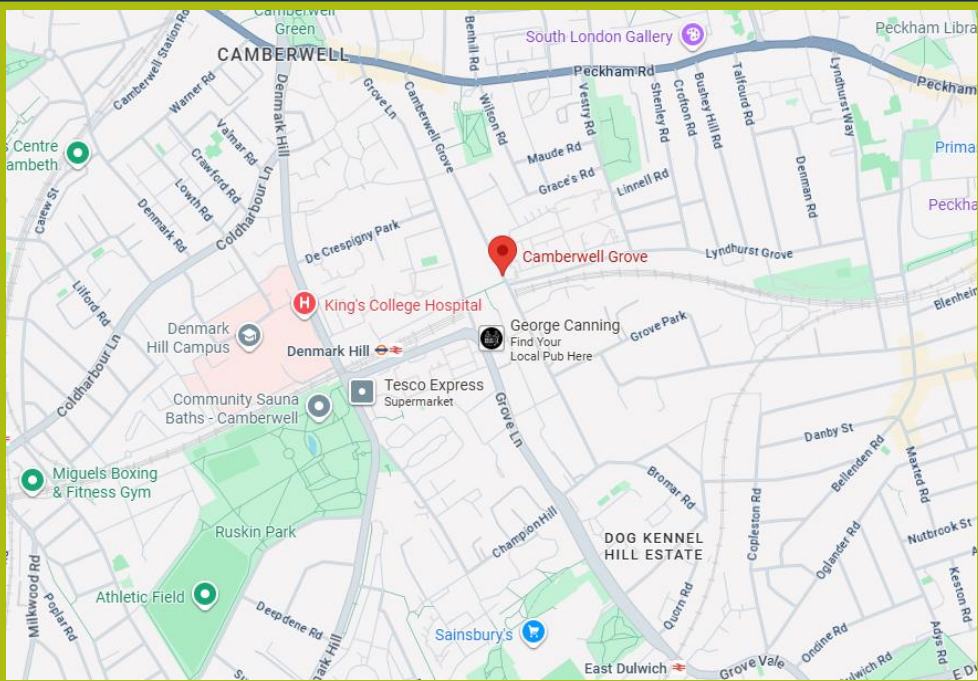
Date Available – 16/12/2025

Holding deposit amount – £634

Security Deposit amount (Five weeks rent) – £3,173.00

Council Tax Band – E

Local Authority – Southwark Council



Property Type

Flat (Ground Floor)



Construction Type

Brick



Parking

Parking Permit



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

Has the property been flooded in the past five years: NO

Level of Risk: None



**Proposed Development
in Immediate Locality?**

None



C408P1-229

Approximate total area⁽¹⁾
970.78 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

QIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		81
69-80 C		
55-68 D	64	
39-54 E		
21-38 F		
1-20 G		

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