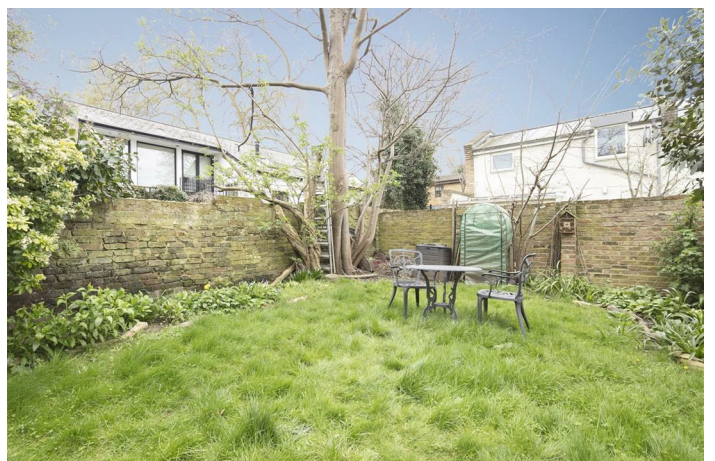


CAMBERWELL GROVE, CAMBERWELL, SE5  
LEASEHOLD - SHARE OF FREEHOLD  
GUIDE PRICE £450,000 TO £475,000



## SPEC

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Lease Length : 970 years on the underlying lease

Service Charge : £1800 per annum

Ground Rent : n/a

## FEATURES

Wonderful High Ceilings

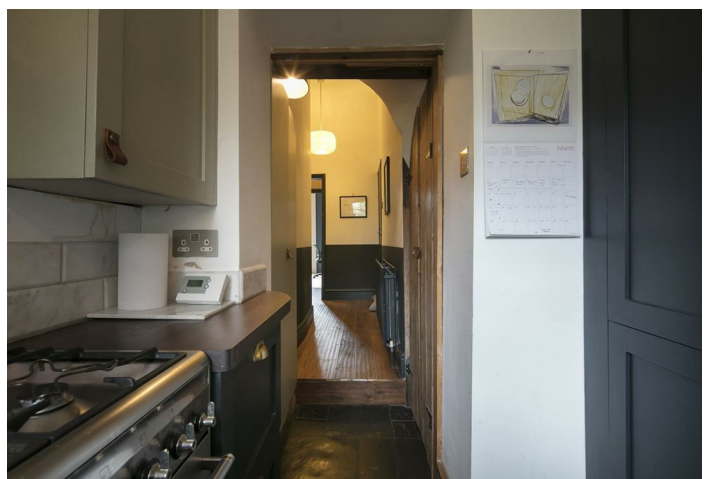
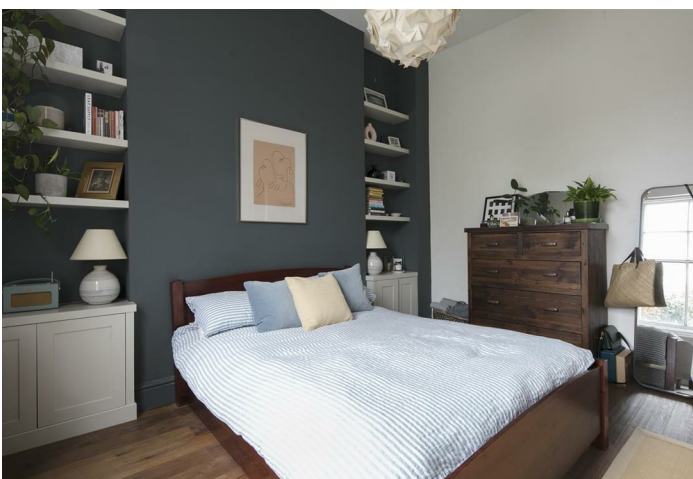
Original Features

Pretty Shared Garden

Grade II Listed

Conservation Area

Share of Freehold



CAMBERWELL GROVE SE5

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CAMBERWELL GROVE SE5  
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GUIDE PRICE £450,000 to £475,000.

Bright and Stylish One Bedroom Period Conversion with Shared Garden - CHAIN FREE.

This one bedroom Georgian conversion enjoys tasteful, contemporary decor in a timelessly elegant period setting. High ceilings, bespoke storage, original sash windows and some utterly fabulous wall shades make for a top notch pied-à-terre. The accommodation, sitting on the ground floor of a perfectly placed period building, comprises a bright, airy reception, double bedroom, kitchen and contemporary shower room. This is all before we gush over the location - leafy and awash with south east London's finest period homes! A mature shared rear garden supplies a lovely spot to chill come summer. Camberwell and its healthy list of bars and eateries is a short stroll as is Denmark Hill with its fast and frequent services to central London and beyond.

A long shared front garden with mature flora sits ahead of the building's handsome period exterior. A ground floor, original door leads in to your shared hall, where you enter the flat on the right hand side. The inner hall has high ceilings and a deep recessed storage point - perfect for the ironing board et al. Your wonderful reception invites you right to find moody midnight blue walls and a jaw dropping arched original sash window with shutters. It frames a calming front garden vista. Your dishy shower room comes next along the hall with wide, bespoke barn doors that open out as if to proudly present the space inside. A period style wash hand basin dons brushed brass taps and has a period storage unit underneath. Onward to the proper double bedroom you find a large rear facing sash window and plenty of fitted storage. Your view rear is over the lush shared garden. Further along the hall you descend a step past a deep laundry cupboard with more fab bespoke barn doors. Your kitchen completes the tour with an integrated dishwasher and fridge/freezer and a large ceramic butler sink with brass mixer tap.

The transport options are good; Denmark Hill station (Zone 2) for fast, regular services to Victoria, Blackfriars and London Bridge is a 7 minute walk. The London Overground Line also serves Denmark Hill. Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water) are now all easy as pie. There are also a multitude of buses running close by on Camberwell Church Street into the City and the West End. The very excellent Lyndhurst Primary School is but a moment's stroll as are a plethora of eateries and the excellent Crooked Well is located behind the property on Grove Lane. The award winning 'Camberwell Arms' does a cracking roast and 'The Hermit's Cave' is the best spot for a pint of black. Camberwell Art School is within easy walking distance and there are plenty of shops nearby including a host of independent food shops in Camberwell Green. Keeping fit? The Camberwell Baths is stunning and within 60 seconds from your door. Ruskin Park is a short hop and you have the Butterfly Tennis Club on your doorstep - anyone for Pimms?

Tenure: Share of Freehold

Lease Length: 970 years

Council Tax Band: C

CAMBERWELL GROVE SE5

LEASEHOLD - SHARE OF FREEHOLD

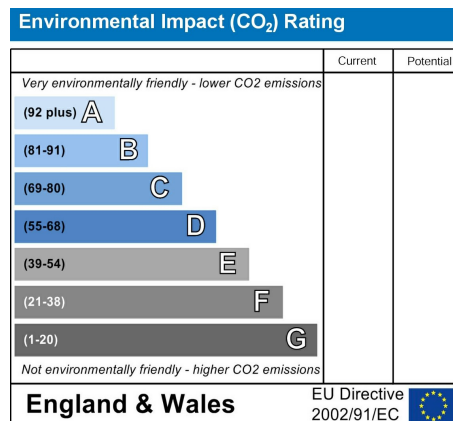
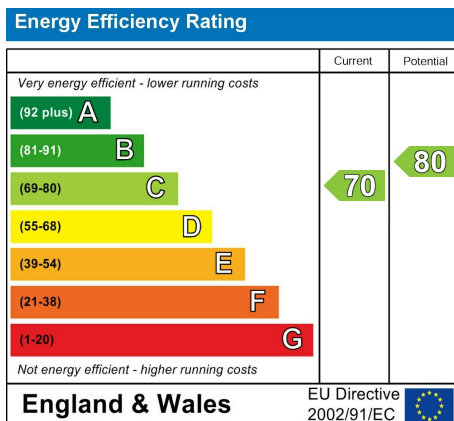


## GROUND FLOOR

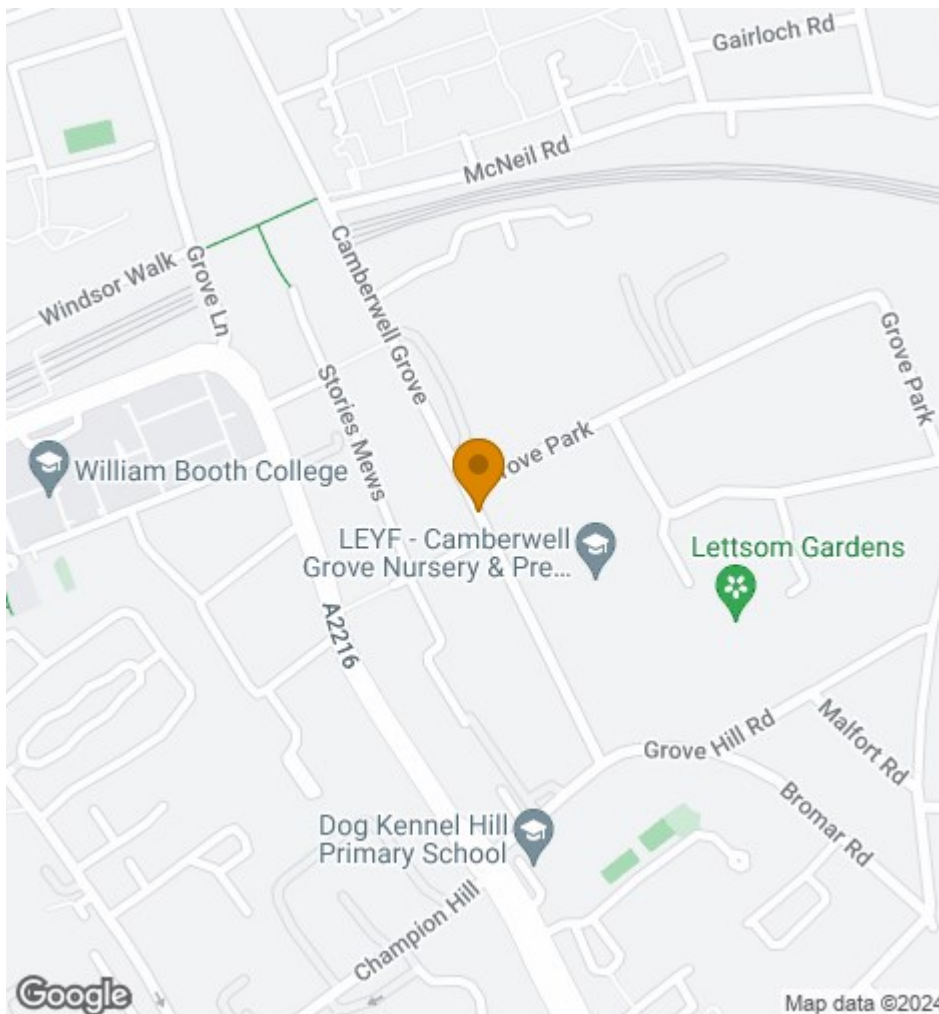
Approximate internal area :  
52 sq m / 560 sq ft

# CAMBERWELL GROVE SE5

LEASEHOLD - SHARE OF FREEHOLD



All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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