

CAMBERWELL GROVE, CAMBERWELL, SE5
LEASEHOLD - SHARE OF FREEHOLD
£825,000



SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 2

Lease Length: 900+ years on the underlying lease
Service Charge: £288 per annum
Ground Rent: n/a

FEATURES

Amazing Proportions
Two Proper Double Bedrooms
Stunning Communal Garden
Private Entrance
Share of Freehold



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Huge Georgian Two Bedder With Wonderful Shared Garden.

Taking the lower ground of an attractive Georgian row, this wonderfully proportioned Georgian flat is presented in excellent condition and has a private entrance and direct access to a shared garden. Inside are two proper double bedrooms, a huge reception, separate stylish kitchen, shower room AND bathroom! The decor is sympathetic and attractive throughout and there's abundant bespoke storage too. The location leaves as much to rave about. Camberwell Grove offers some of the finest Georgian, Regency, Victorian and Edwardian homes in our fair city. Tree lined and keenly placed for every conveyable amenity, you'll find yourself rarely roaming far from home. When you do, Denmark Hill station is just a five minute amble for swift services to the city and beyond. East Dulwich station is just a touch further and supplies yet more regular central connections. The bars, eateries and boutiques of East Dulwich are an easy walk. Closer still are the much loved pubs and restaurants of Camberwell!

A wide, sweeping driveway leads us off the delicious Camberwell Grove (parking is on a first come first serve basis) with steps beckoning you in through a gate to the front door. A private door leads to your spacious hall which welcomes you with yummy mustard walls. There's a deep recessed storage cupboard on your left with plenty of space for brollies, brooms and Mr Muscle. A contemporary shower room with funky floor tiles, walk-in shower and period style suite comes next. Further along the hall sits a contemporary bathroom - meaning no morning warfare! The first of your gorgeous double bedrooms fronts the street. It's a carpeted affair with plenty of space for slumber and storage. The second lovely double bedroom faces rear over the communal garden. Also carpeted, it further benefits from generous fitted storage.

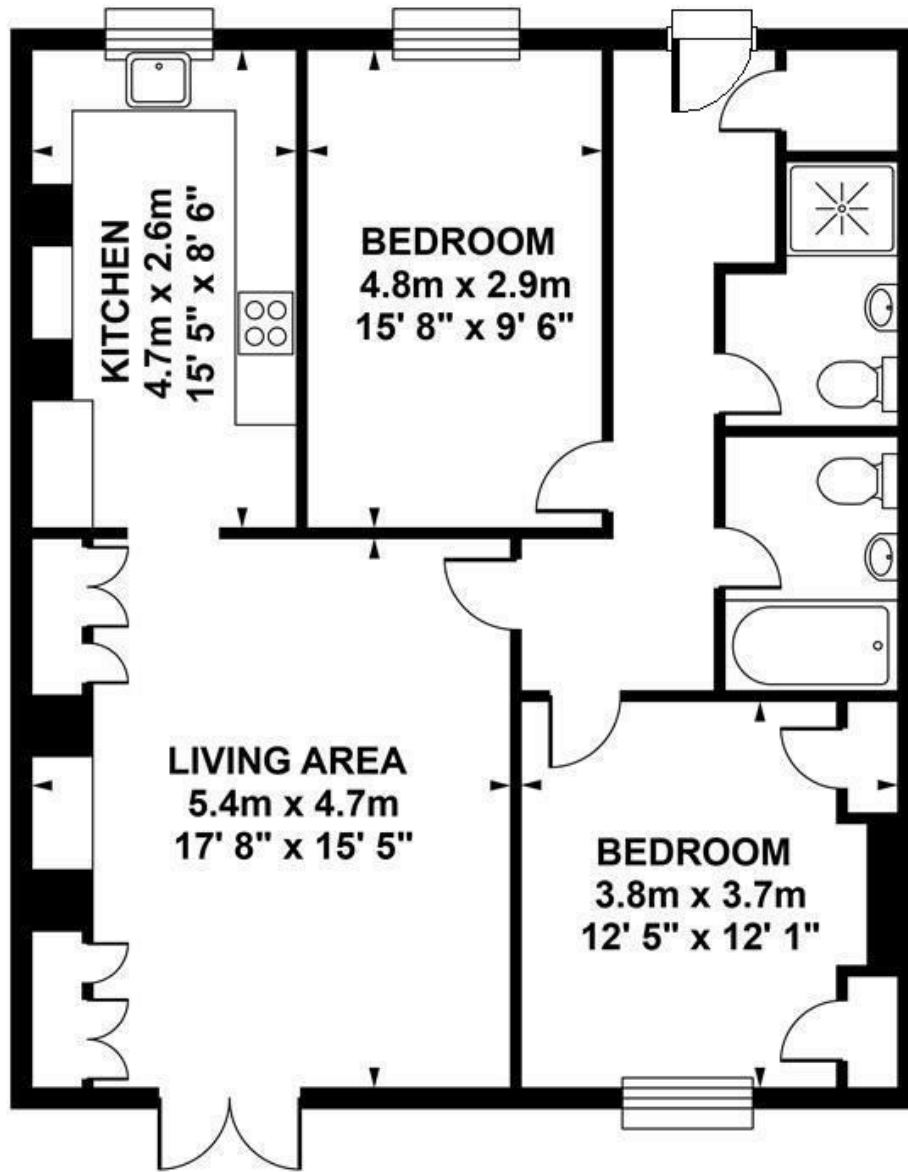
The splendid living area is a fine size and enjoys a symmetrical and tasteful presentation. There's more lovely wooden flooring, cornicing and a wide feature mantel - painted a vibrant shade of orange. The alcove walls enjoy the same shade along with bespoke storage and shelving. French doors open rear to the magnificent communal garden which is mature and leafy with a gorgeous view of Wisteria-clad period architecture. Adjoining the living area is a super contemporary kitchen with breakfast bar and beautiful blue cabinets. There's tonnes of counter space and a front aspect sash window peering toward the leafy period streetscape of Camberwell Grove. Appliances include a four ring gas hob, integrated microwave and oven, integrated dishwasher and a laundry cupboard with space for the washing machine and tumble dryer.

The transport options are excellent; Denmark Hill station (Zone 2) for fast, regular services to Victoria and Blackfriars is a five minute walk away. The highly rated London Overground line offers further services to Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water). There are also a multitude of buses running on either Grove Lane (two minutes away) or Camberwell Church Street (a seven minute walk) into the City and the West End. Local eateries will keep you perpetually calorie counting - we love The Camberwell Arms, a winner of the Observer Food Monthly's Best Sunday Lunch award, a short walk down the Grove as are Silk Road and Ganapati's in Bellenden Road. Camberwell School of Art and the Dulwich Foundation schools are all a short drive, bike or bus ride away. There are plenty of shops nearby including a host of independent food shops on Camberwell Church Street and Camberwell Green, plus a modern library and playground. The shops and foodie hotspots of Peckham and East Dulwich are also in walking distance. Keeping fit? Camberwell Baths is stunning and within an easy canter. Ruskin Park and residents only Lettsom Gardens is a short hop and you have the Butterfly Tennis Club on your doorstep.

Tenure: Share of Freehold

Lease Length: 900+ years

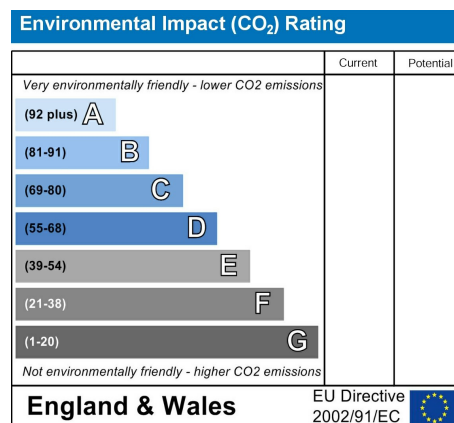
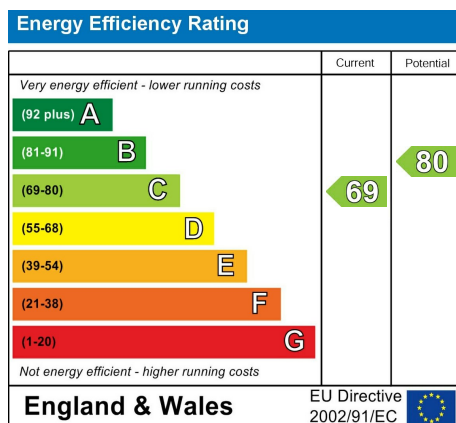
Council Tax Band: C



LOWER GROUND FLOOR

Approximate. internal area :
86.70 sqm / 933 sq ft

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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.

