

CAMBERWELL GROVE, CAMBERWELL, SE5
LEASEHOLD - SHARE OF FREEHOLD
OFFERS IN EXCESS OF £800,000



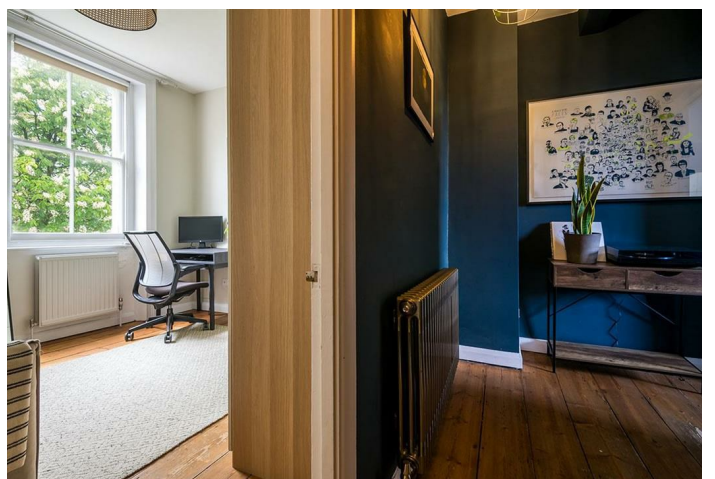
SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

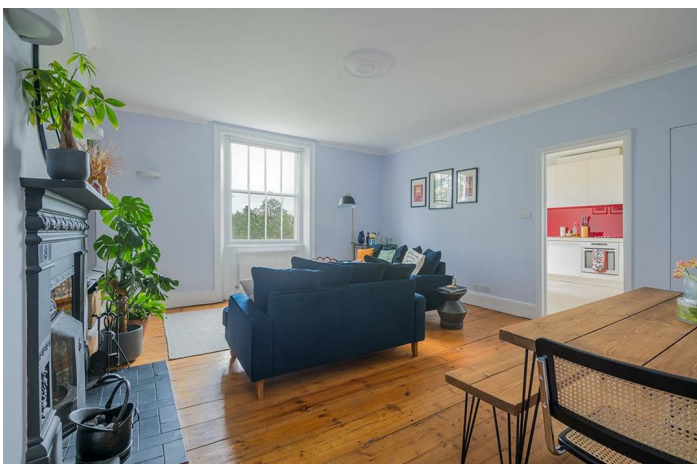
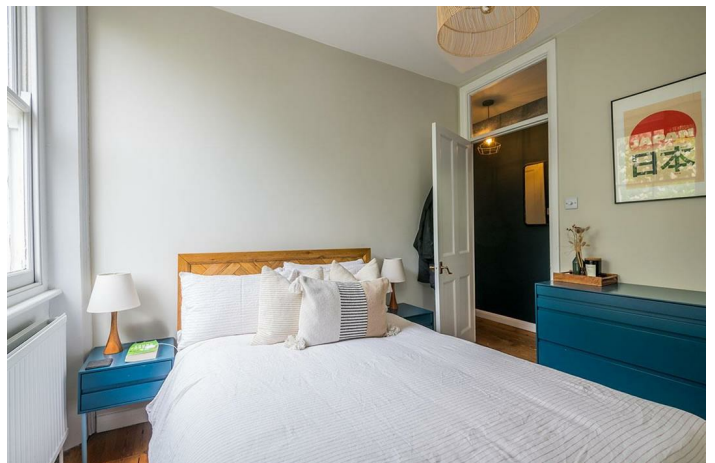
Lease Length: 998 years on the underlying lease
Service Charge: £2000 per annum
Ground Rent: n/a

FEATURES

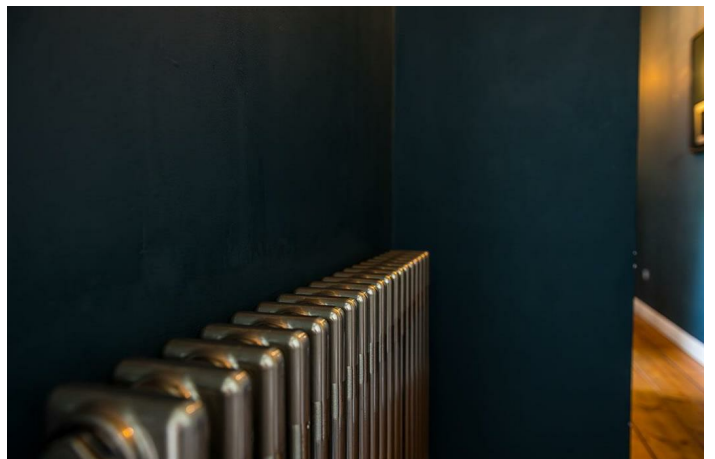
Regency Building
Shared Garden
Stylish Decor
Conservation Area
Share of Freehold



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Spectacular Two Bedroom Beauty With Shared Garden on Best Street.

This Grade II Listed two bedroom Regency wonder sits on the second floor of a magical period property within the Camberwell Grove conservation area. Sitting at the top end of the Grove, this block enjoys a meticulously maintained facade and shared off-street parking. The flat itself sprawls generously to include a huge reception, separate contemporary eat-in kitchen, two double bedrooms and a bathroom. At the rear you enjoy an expansive leafy vista over the garden and surrounding allotments while to the front you take in one of London's finest period streetscapes. The property further benefits from draft sealed windows, ample under stairs and built-in storage, further storage in the basement area and a large shared garden. The area is as enticing as the property - you're close to the many delights of Lordship Lane. Boutiques, deli's and pubs a plenty. A most enjoyable stroll down the tree lined Grove leads to cool Camberwell and its flood of eateries and social attractions. Bellenden Road and its Boho list of hot spots is also walkable - have you tried the Begging Bowl or The Victoria Inn? Transport is easy with Denmark Hill station offering swift, frequent services to Blackfriars, Farringdon, Victoria, Shoreditch, Clapham and Canada Water for the Jubilee Line.

Enter off the Grove up a gravelled driveway. The Regency frontage is sure to impress. Once inside you find a grand communal hallway with original curving staircase (and hardwood banister) curling upward to the second floor entrance. The inner hall is reassuringly long and stylishly presented and with lovely varnished period floorboards. Both generous double bedrooms face over the leafiest part of the Grove below and over toward the beautiful Regency homes on the far side of the road. At the end of the hall turn right to find the glorious reception. There's a magnificent period style working fireplace, mantel, tiling and hearth to take central focus. A large rear facing sash window frames a lush and leafy view of Lettsom Gardens and their beautifully maintained allotments. As a resident of the Grove you will be able to get a key to this amazing amenity - it's a great spot to meet the neighbours.

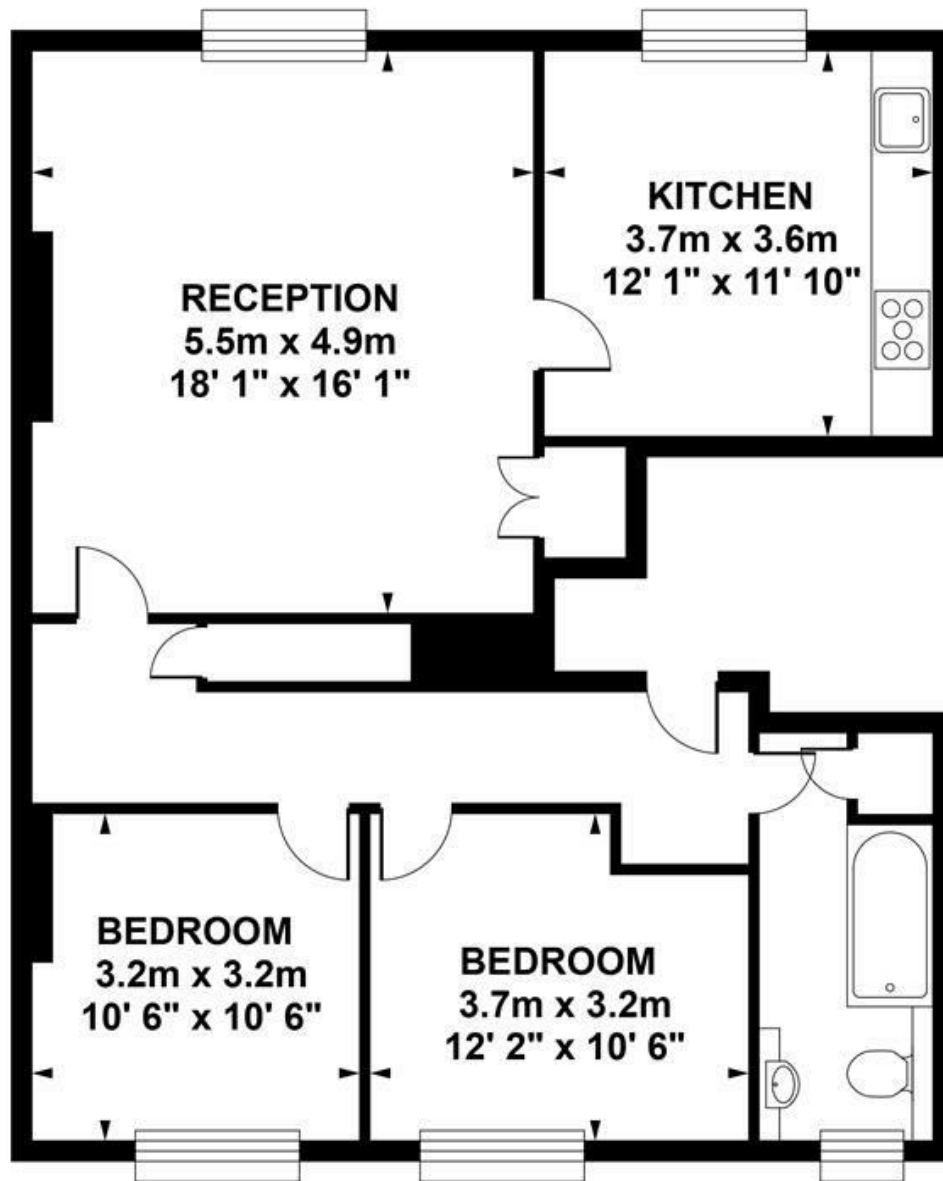
The kitchen/diner adjoins the reception and doesn't fail to impress either. Thick granite counters sit over contemporary cabinets and there are striking splashbacks to finish it all off nicely. The dishwasher and fridge/freezer are each integrated and there's a pull out pan drawer to keep things ship shape. You'll comfortably fit a dining table centre-stage. The rear facing sash offers more lush leafy views. The bathroom sits back near the main door in the hall. It's mostly tiled and has a modern white suite, heated towel rail, recessed storage cupboard and a front facing sash with frosted lower panes. Access the large garden through the basement of the property - where there is plenty of space to store bikes and the like. With mature beds, and a well-kept lawn, it's a great place to sit out on a summer's day or have a BBQ.

In addition to the impressive connections available at Denmark Hill Station, 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, FM Mangal is divine and The Crooked Well and Theo's Pizza are each worth a repeat visit. Camberwell Art School and the Dulwich Foundation schools are all a short drive or bus ride away and 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 is a short hop and you have the Butterfly Tennis Club on your doorstep.

Tenure: Share of Freehold

Lease Length: 998 years remaining

Council Tax Band: C



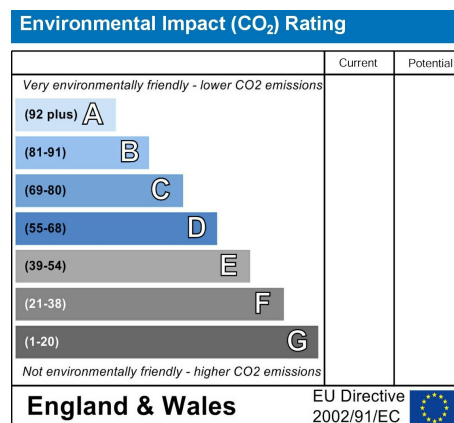
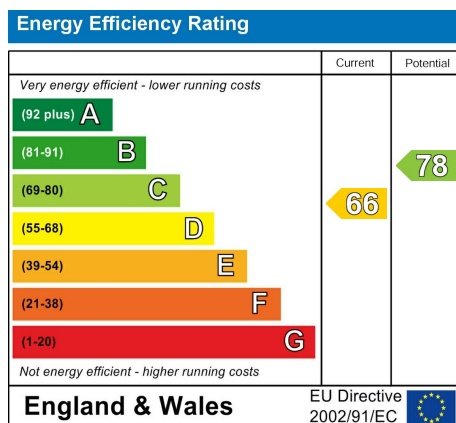
SECOND FLOOR

Approximate. internal area :
86.05 sqm / 926 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 86.05 sqm / 926 sq ft
Measurements for guidance only / Not to scale

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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.

