

GROVE PARK, CAMBERWELL, SE5

FREEHOLD

£3,500,000

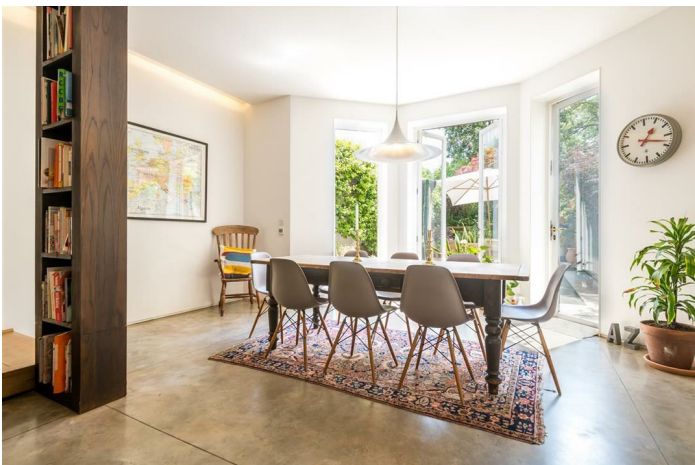


## SPEC

Bedrooms : 5  
Receptions : 6  
Bathrooms : 4

## FEATURES

Five Wonderful Floors  
Roof Terrace With Terrific Views  
Over 4000sq ft  
Mature South-Facing 160 ft Garden  
OSP and Garage  
Conservation Area



GROVE PARK SE5  
FREEHOLD



GROVE PARK SE5  
FREEHOLD



GROVE PARK SE5  
FREEHOLD



GROVE PARK SE5  
FREEHOLD



GROVE PARK SE5  
FREEHOLD



GROVE PARK SE5  
FREEHOLD



GROVE PARK SE5  
FREEHOLD



Four/Five Bedroom Period Architect Design Conversion with Great Living Spaces , Roof Terrace, Garage, OSP, Underfloor Heating Throughout and 160ft South Facing Garden

This beautifully light and supremely spacious house has it all. Spread over five exquisite floors, each with high ceilings, huge windows and lofty, leafy views, Damson House sits beautifully on Grove Park a wonderfully quiet tree lined road off Camberwell grove in the Camberwell Grove Conservation area. Originally built in 1890 as St Johns convent and orchard, the property was expertly converted in 2012 by the RIBA-award-winning John Smart Architects. With contemporary fixtures and fittings, built in bespoke storage, underfloor heating, double glazing , and wide oak floors throughout the house includes tasteful bathrooms and a fabulous 'chef's kitchen' with polished concrete flooring and bespoke units.

The accommodation comprises a splendid entrance hall, full-length kitchen/diner with adjoining snug, three lovely and spacious reception rooms, a library, four double bedrooms (two ensuite), study/fifth bedroom, with a further shower room and guest wc and a separate laundry room. The south-facing 160ft rear garden is perfectly presented with mature plants and shrubs , different seating areas and at the front of the house there's OSP for two cars in addition to a garage. Transport is a cinch equidistant between Denmark Hill and Peckham Rye Station , ten minutes walk away , which supply countless amazing links. The London Overground provides an excellent outer orbital route around our fair city. Shoreditch, Clapham High Street, Islington and Hoxton all without changing. This is in addition to overland services to London Bridge, Blackfriars, St Pancras and Victoria.

A long drive leads off the leafy and much-coveted Grove Park. There is space for two SUV's and a Tesla charging point for the eco-minded. The house is accessed to the side of the building where you enter to a most impressive entrance hall. An architecturally sublime bespoke oak staircase sits ahead elegantly curving up and down, creating an elliptical connection throughout the house, bathed in light from the sky light above. On this floor you find a front-facing study or great fifth bedroom - for the family, an au pair or guests . Facing rear over the patio and garden is the first of your reception rooms, a bright relaxing room with high ceilings and plenty of space for lounging and entertaining. Moving downward to the glorious lower ground floor you find a vast kitchen/diner the whole length and width of the house including a further socialising area with sofas around the wood burning stove and full height glass doors at both ends . You can host great parties here and dinner for a lot of guests in this wonderful space.

With doors directly into the decked terrace and beyond, the garden stretches an almost unbelievable 160ft boasting an outdoor lounge area, a lovely lawn surrounded by an array of mature shrubs and fruit bearing trees including apple, damson, pear and fig.

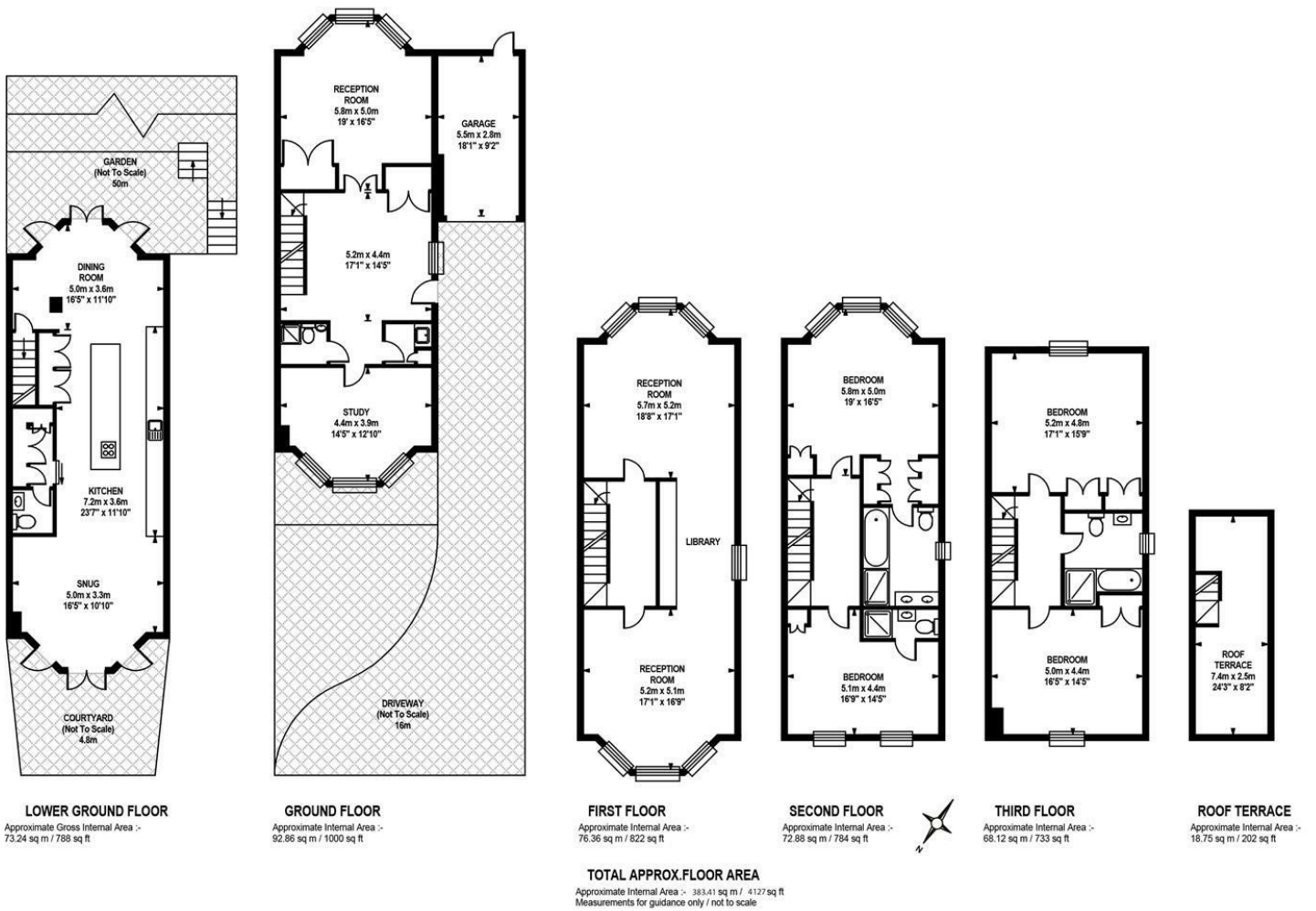
Heading up your picture-perfect solid oak staircase you find twin reception spaces also running the full length of the property with a wonderful floor-to-ceiling library running in between. Full height French doors to the rear frame more garden views and there's a multi-fuel stove for cosy winter warming. A wide front aspect bay window supplies a leafy streetscape making it a fine work-from-home option or further lounge area. Upward to the second floor you find a boastful master suite with far reaching views across south London rooftops with an adjoining dressing room and large bathroom. A second double bedroom peers front with an adjoining ensuite shower room with travertine marble tiles .The third floor supplies two more gorgeous double bedrooms, each with charming eaves and lofty views. A family bathroom sits in between the two rooms. The final climb rewards you with a magical roof terrace, accessed through an electric retractable glass roof that affords the upper landing and stairwell tonnes of light and from where you enjoy a magical panorama in all directions across London. This is the place to view fireworks on New Year's Eve and Guy Fawkes night.

Beautiful Bellenden Road is less than five minutes by foot - cafes, pubs, deli's and a book shop make it perfect for a Saturday stroll and eating out at Artusi, the begging bowl and Levan to mention just a few! Lettsom Gardens is a few moment's ramble too for wonderful leafy spaces. Nearby Ruskin park offers good dog walking , lovely children's playground , paddling pool , cafe and community classes. Cool Camberwell is fast becoming widely noted for its culinary hot spots - The Crooked Well, Silk Road and some yummy pizza at Theo's - the list is ever growing. Transport is a cinch (for when your driver is holidaying). The London Overground provides an excellent outer orbital route around our fair city. Shoreditch, Clapham High Street, Islington and Hoxton all without changing. You can pick it up at both Peckham Rye and Denmark Hill - both less than 10 minutes' walk. This is in addition to over land services to London Bridge and Victoria. The locale is awash with character and abuzz with cafes, restaurants, art, culture and personality. The nearby Camberwell College of Art ensures a flood of arty types. The South London gallery offers a great spot to nose around. Pubs abound nearby - we love the Victoria , Hermit Cave, Sun of Camberwell, George Canning, Crooked Well and the Storm Bird.


Tenure: Freehold


Council Tax Band: H

GROVE PARK SE5  
FREEHOLD



GROVE PARK SE5  
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

