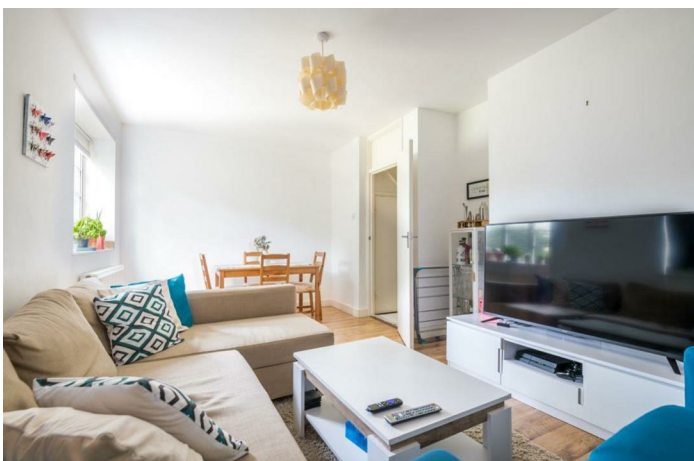


GROVE LANE, CAMBERWELL, SE5

LEASEHOLD

GUIDE PRICE £450,000





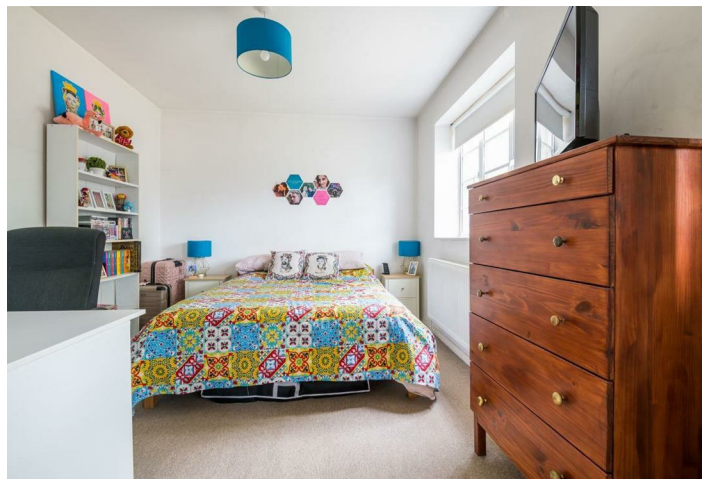
## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 1

Lease Length : 91 years remaining  
Service Charge : £1200 per annum  
Ground Rent : £10 per annum

## FEATURES

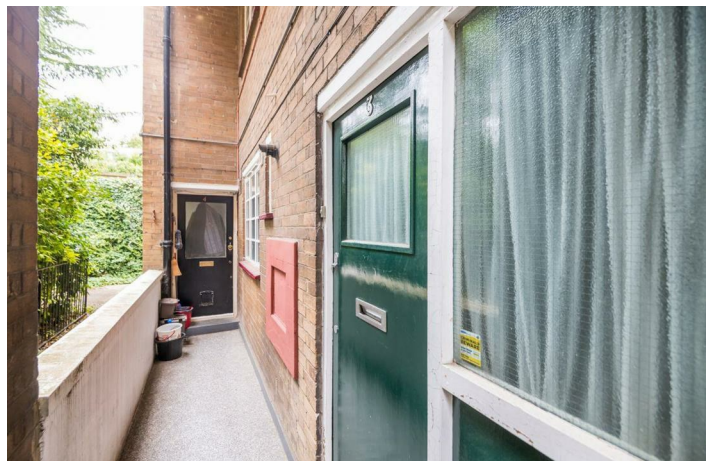
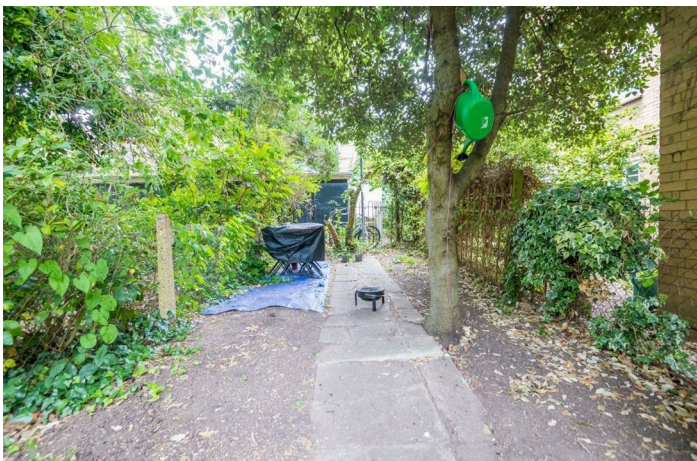
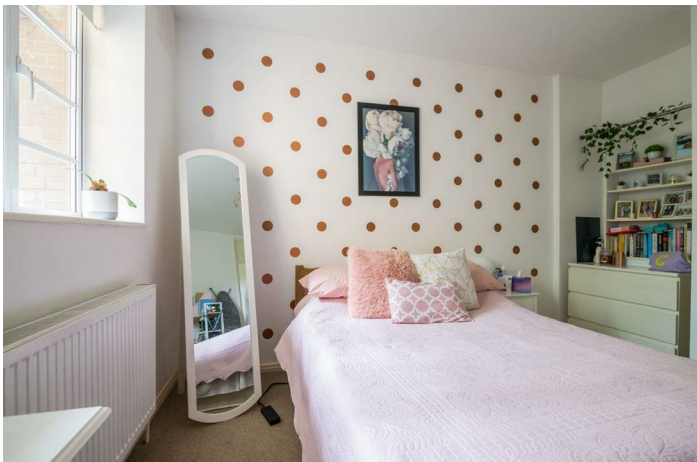
Two Double Bedrooms  
Maisonette  
Private Section of Garden  
Leasehold





GROVE LANE SE5

LEASEHOLD



GROVE LANE SE5

LEASEHOLD



Excellent Two Bed Maisonette with Garden in Superb Location - CHAIN FREE.

Guide Price £450,000 to £475,000.

This flat won't be beaten on location! Sitting toward the top end of Grove Lane near Champion Park, this large block of purpose built maisonettes and flats leaves you within a four minute stroll to Denmark Hill station. Yes, four minutes! The building is set well back from the road, behind some huge trees and a lawned area. This well turned out pad, laid over the ground and first floors, has two bedrooms, a very large reception room, original windows throughout and a private garden.

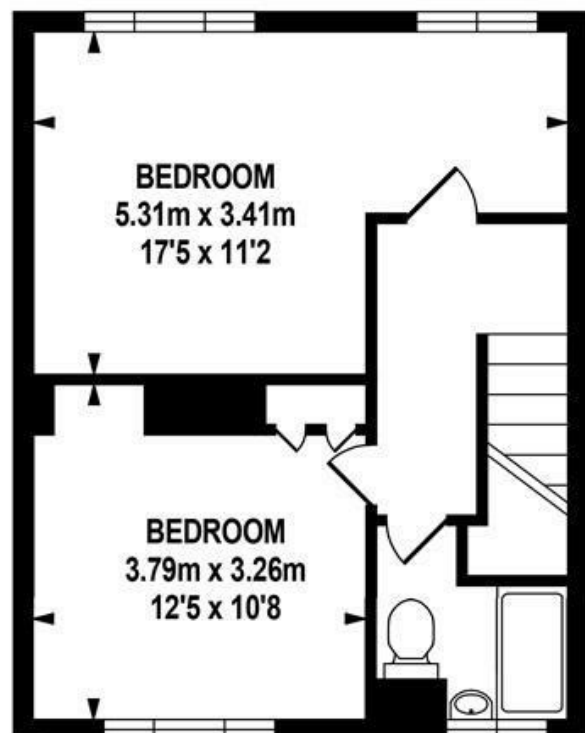
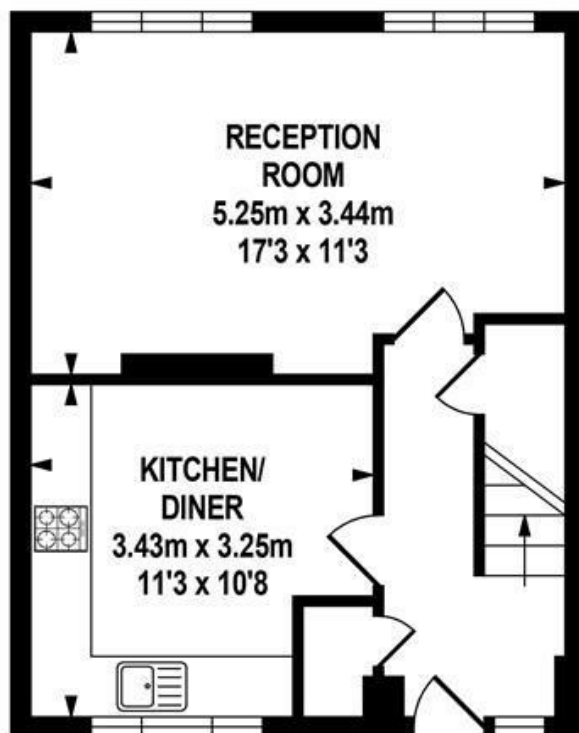
The door to the maisonette is at the rear of the block and it takes you into a pretty and light hallway with recessed storage cupboard. On your left is the kitchen which has modern white units, a quarry tiled floor and room for a breakfast table. Down the hall, past another storage cupboard under the stairs is a generous reception room with large, bright windows, wooden flooring and neutral walls. Head up to the first floor and you'll find two double bedrooms and a smart bathroom, mainly white with tiling surrounding the bath. Exit the maisonette, turn the corner and you'll find the path to your own little garden.

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, eight minutes down the Grove. The very lovely Grove Lane Deli is proving a huge hit and we love Theo's pizzeria too. Celebrated boozers include the Hermit's Cave, The Crooked Well and The Grove Tavern. There are plenty of shops nearby including a host of independent food shops on Camberwell Church Street and Camberwell Green, plus a new, modern library and playground. There is a Sainsburys superstore an easy 5 minute walk away. 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 walk away and you have the Butterfly Tennis Club is nearby too. The elegant Dulwich Park and Brockwell Park are also a short bicycle ride away.

Tenure: Leasehold

Lease Length: 91 years remaining

Council Tax Band: B



GROUND FLOOR  
APPROX. FLOOR  
AREA 36.04 SQ.M.  
(388 SQ.FT.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 36.04 SQ.M.  
(388 SQ.FT.)



TOTAL APPROX.FLOOR AREA 72.08 SQ.M. (775SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
Dulwich Energy Assessors Ltd with © London Living [www.london-living.com](http://www.london-living.com)



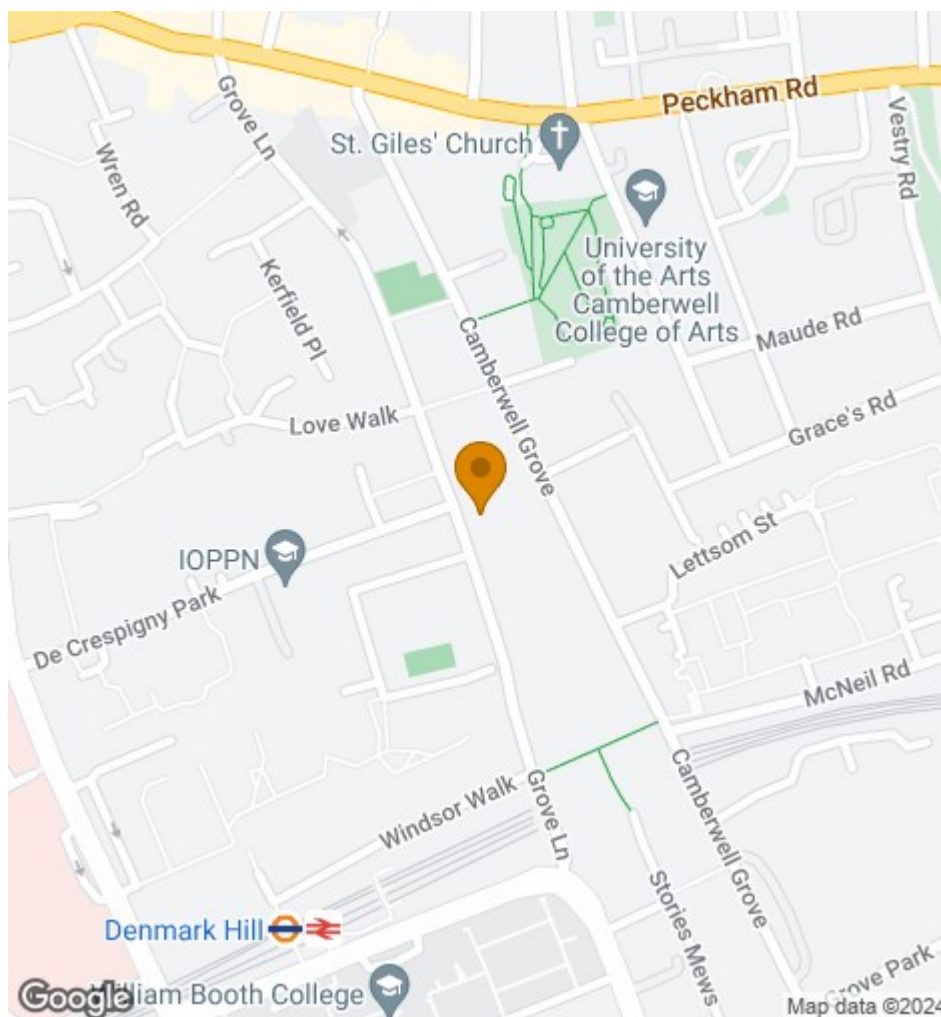
# GROVE LANE SE5

LEASEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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.



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