

CAMBERWELL GROVE, CAMBERWELL, SE5  
LEASEHOLD  
£425,000



## SPEC

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Lease Length : 118 year remaining

Service Charge : £1755 per annum

Ground Rent : £100 per annum

## FEATURES

Conservation Area

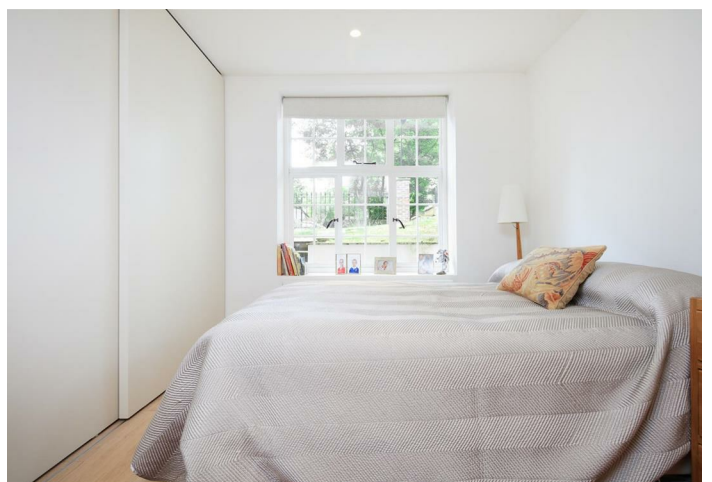
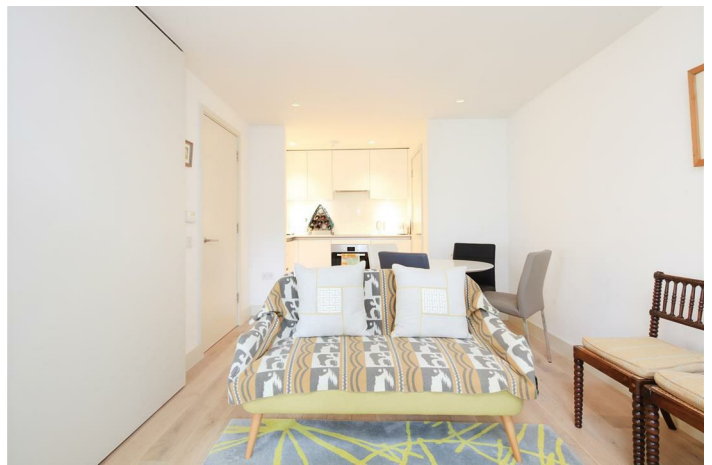
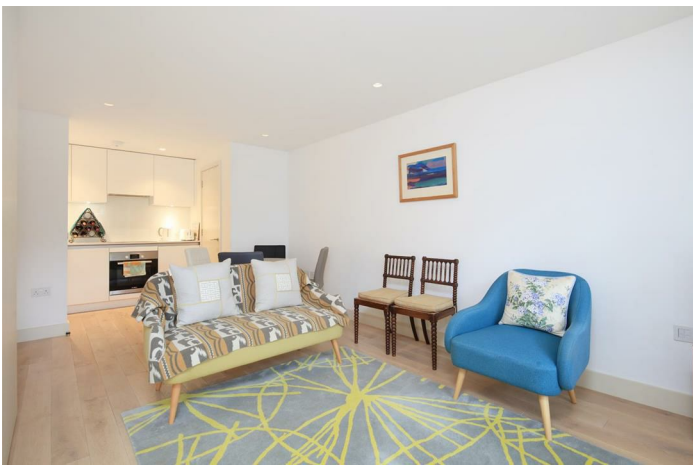
Impressive Proportion

Contemporary Kitchen and Shower Room

Flexibly Arranged

Close to East Dulwich and Camberwell

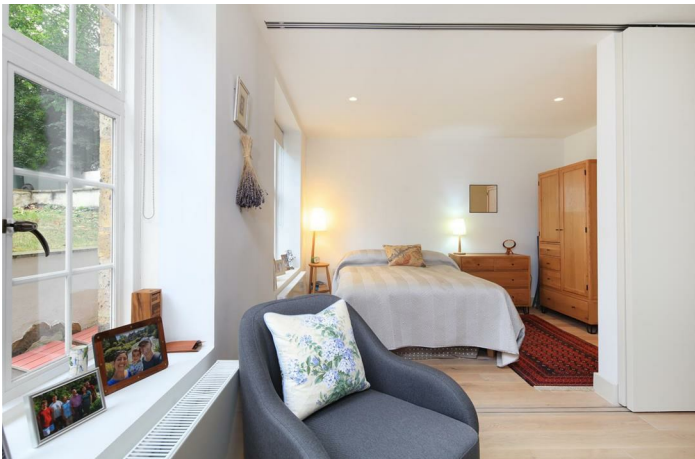
Leasehold





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Beautifully Presented One Bedder on Much-Loved Tree Lined Period Street.

This perfectly arranged and proportioned one bedroom flat sits on the lower ground floor of a handsome period building along leafy Camberwell Grove. Sliding doors between the living and bedroom areas allows for flexible use of space. The finish is slick, contemporary and tasteful throughout. We think you will love it! Camberwell Grove offers some of the finest Georgian, Regency and Edwardian homes in our fair city. Tree lined and keenly placed for every convenient amenity, you will rarely find yourself roaming far from home. When you do, nearby East Dulwich station provides abundant regular, central connections, as do excellent local bus services. The endless attractions of Lordship Lane will delight all year round. Denmark Hill station is just a five minute walk away for further swift services to the City and beyond.

An entrance shared with one other flat leads to a well maintained communal hallway. Your inner hall introduces wonderful wooden floors and neutral styling - a theme in abundance throughout. The bright living area is straight ahead and incorporates a spacious lounge, dining and cooking areas. The large double glazed window looks across the well maintained front garden. The spacious bedroom also has a front facing double glazed window and can be accessed from the hall or living area. There is plenty of space for a large double bed and storage. Last but not least there is a contemporary shower room.

Dulwich, Peckham and Brixton are all within easy reach. Close by on foot are the wonderful restaurants and shops of East Dulwich's Lordship Lane. Nearby are Ruskin Park, Goose Green and Camberwell Green. Lettsom Gardens, a treasured community nature garden is just one minute from your front door.

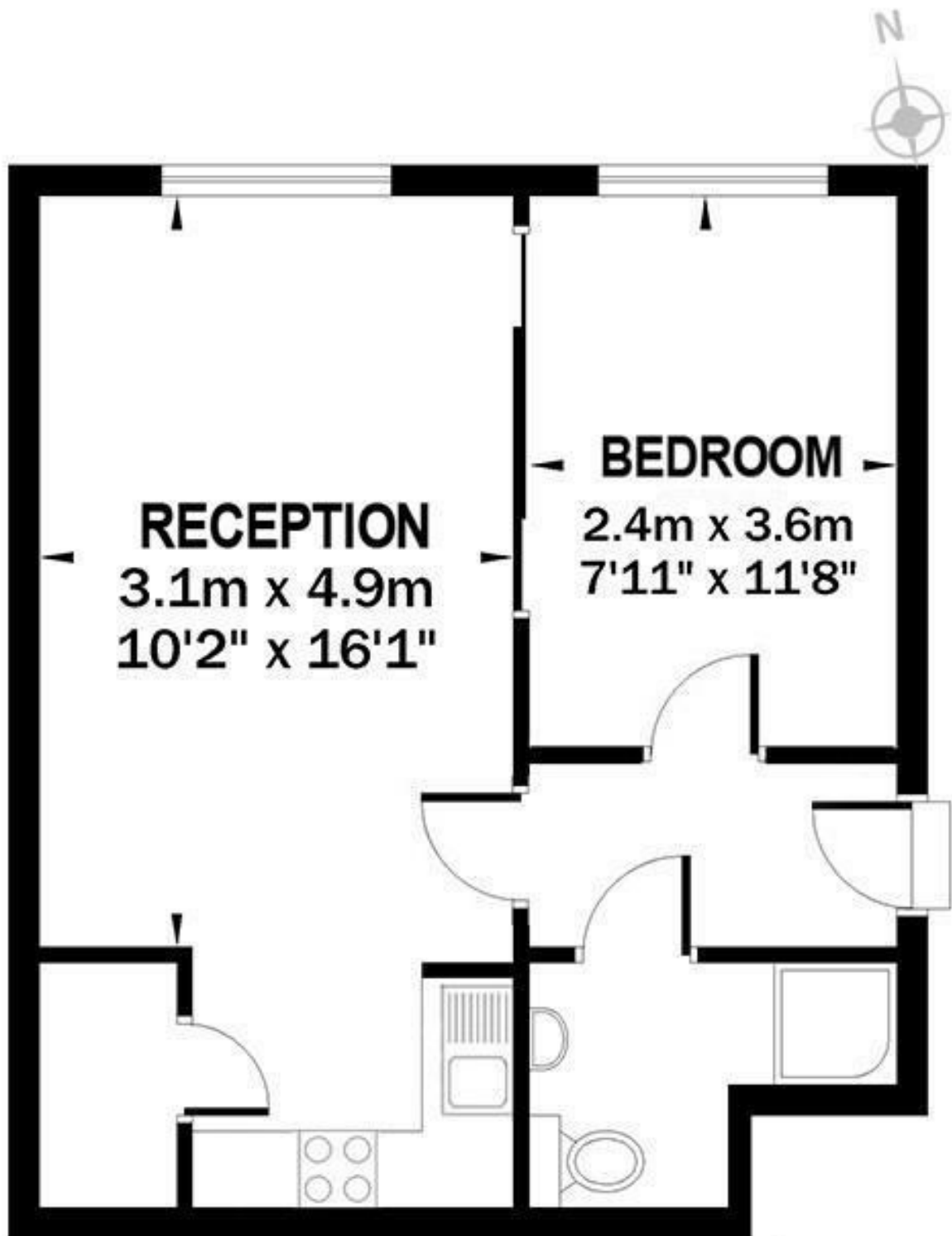
Tenure: Leasehold

Lease Length: 118 years

Council Tax Band: C

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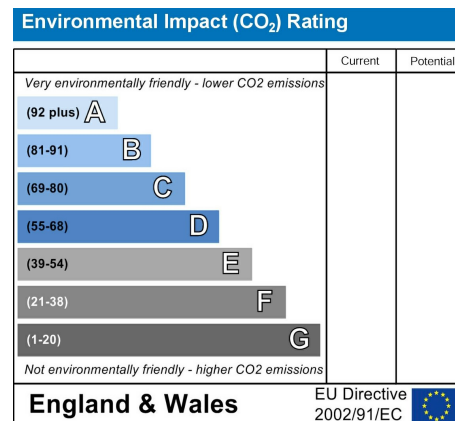
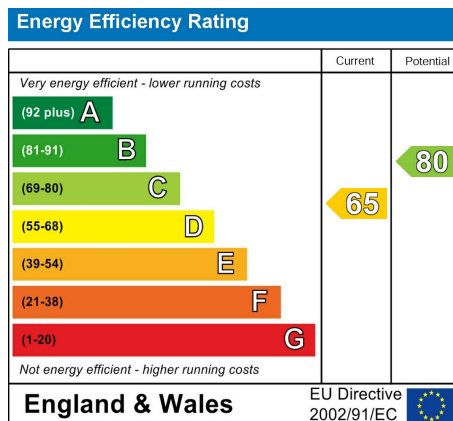


### LOWER GROUND FLOOR

Approximate internal area : 39sqm/419sqft

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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.



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