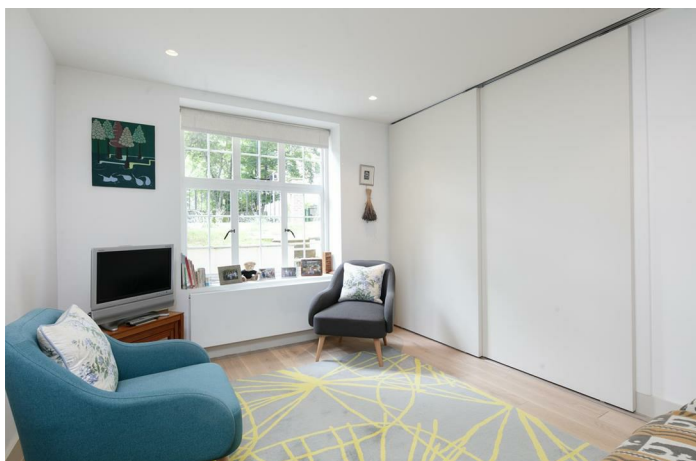
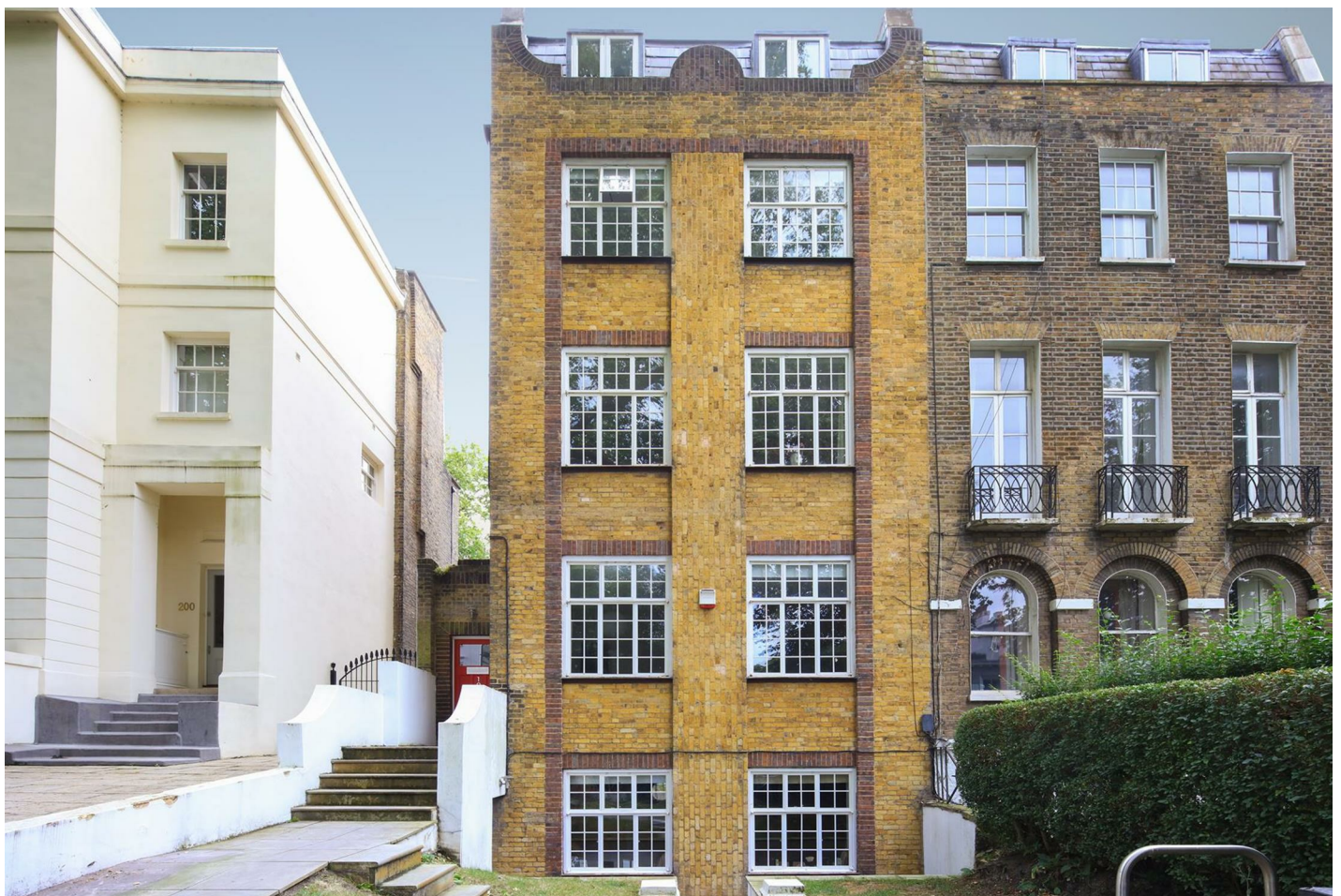


CAMBERWELL GROVE, CAMBERWELL, SE5
SHARE OF FREEHOLD
GUIDE PRICE £375,000



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

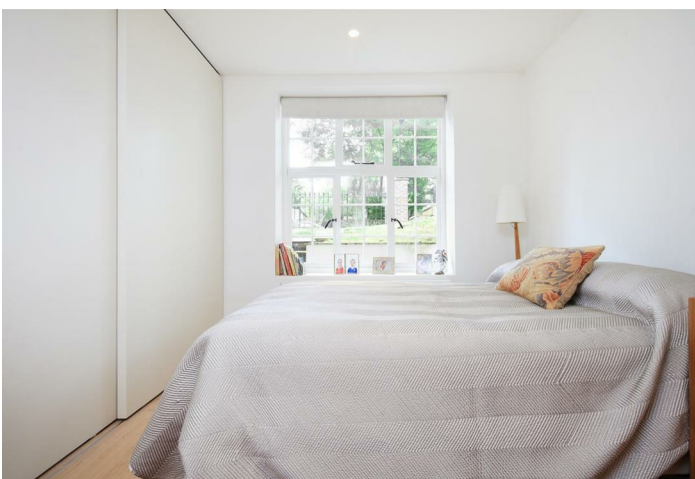
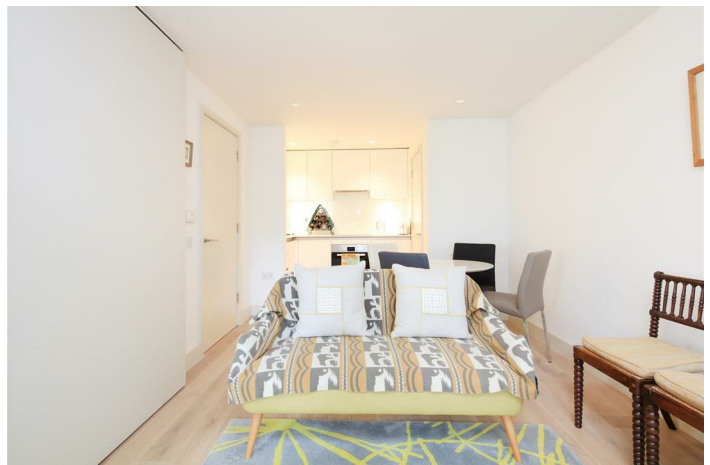
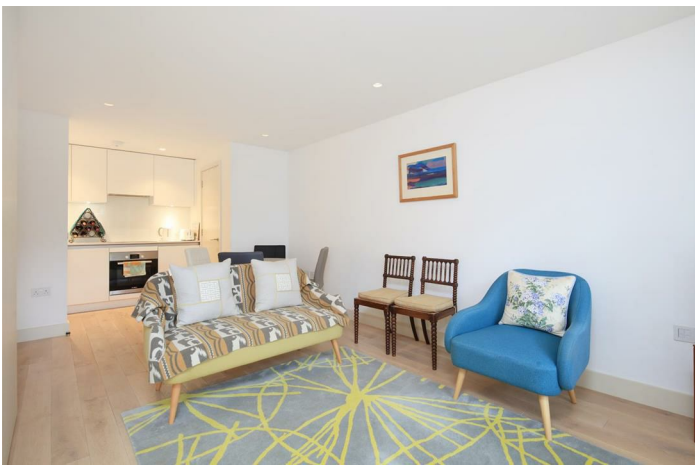
Impressive Proportion

Contemporary Kitchen and Shower Room

Flexibly Arranged

Close to East Dulwich and Camberwell

Leasehold - Share of Freehold being Purchased



CAMBERWELL GROVE SE5

SHARE OF FREEHOLD



CAMBERWELL GROVE SE5

SHARE OF FREEHOLD



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

GUIDE PRICE £375,000 to £400,000.

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.

Although presently a leasehold property, the current owners – together with the other leaseholders – are in the process of purchasing the freehold of the building

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.

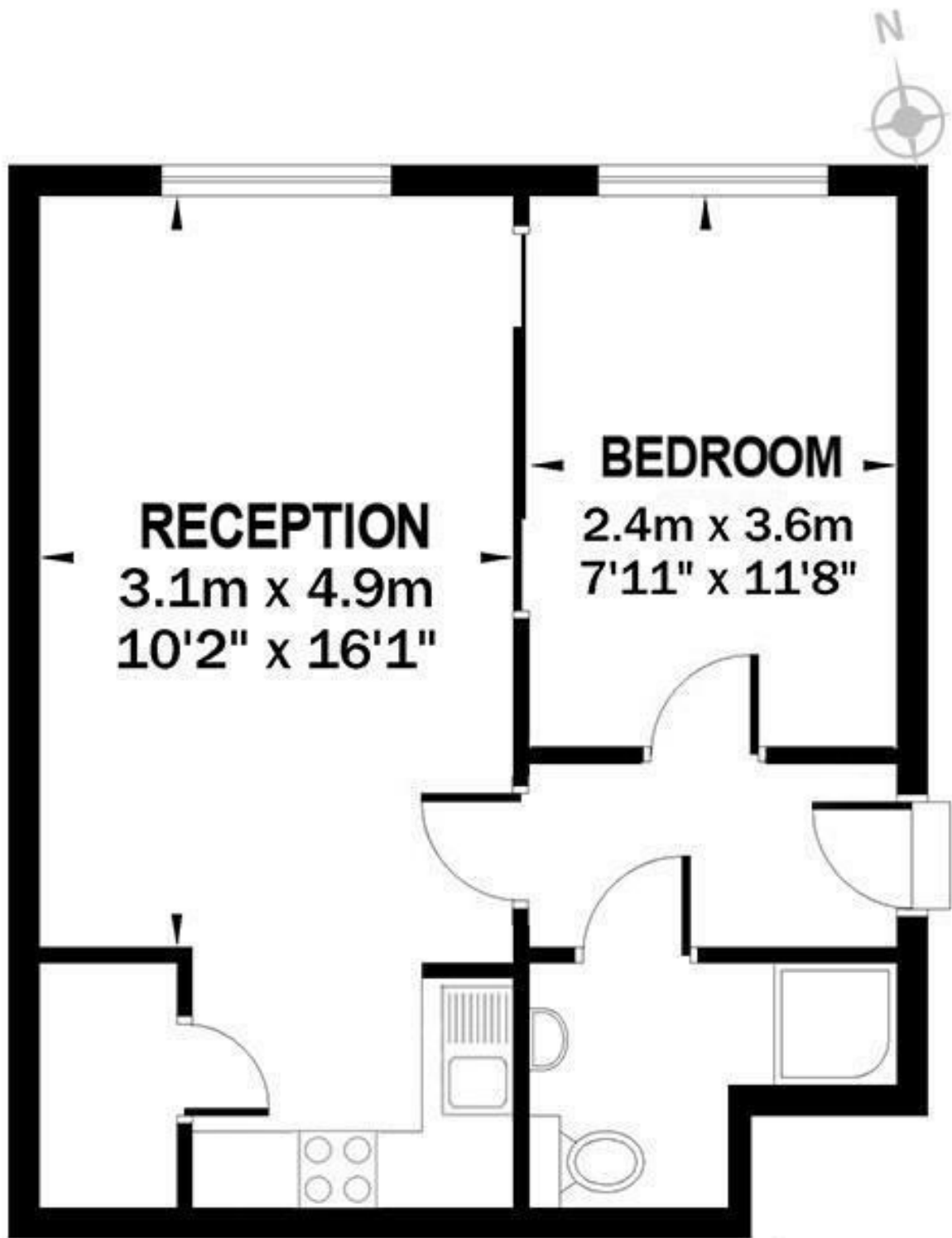
Tenure: Leasehold

Lease Length: 118 years

Council Tax Band: C

CAMBERWELL GROVE SE5

SHARE OF FREEHOLD

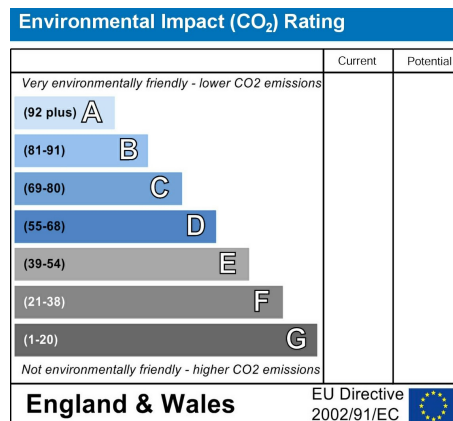
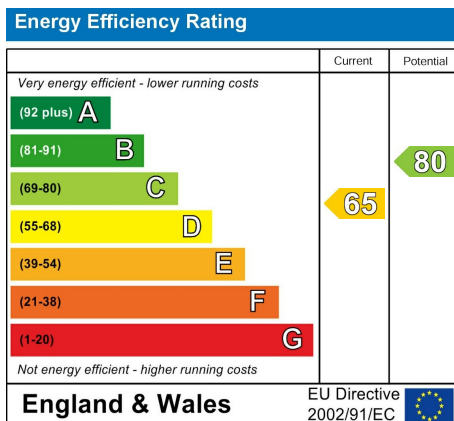


LOWER GROUND FLOOR

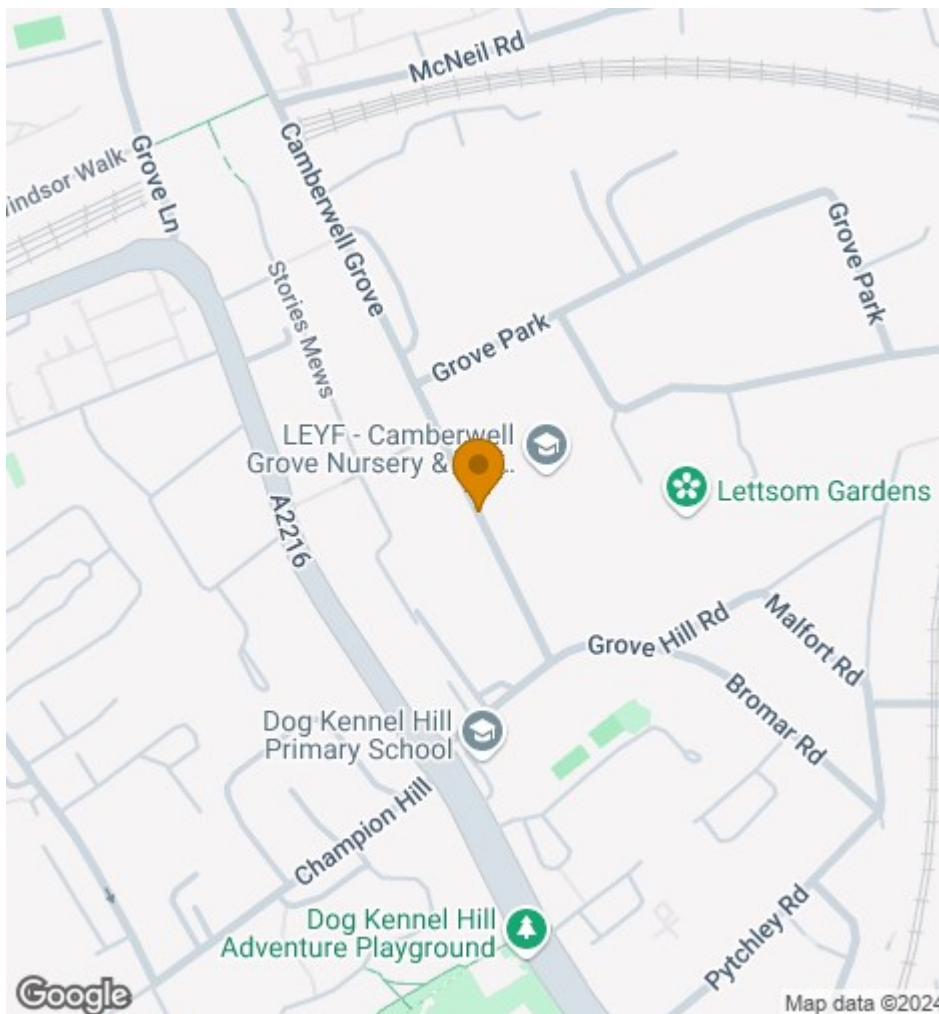
Approximate internal area : 39sqm/419sqft

CAMBERWELL GROVE SE5

SHARE OF FREEHOLD



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.



17 Nunhead Green
 London SE15 3QQ
 020 7952 0595
 sales@woosterstock.co.uk