

GROVE PARK, CAMBERWELL, SE5

FREEHOLD

GUIDE PRICE £2,000,000 - £2,500,000



SPEC

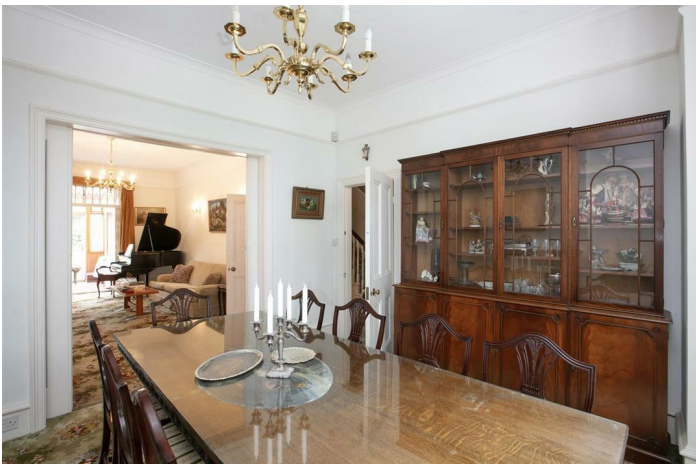
Bedrooms : 6
Receptions : 4
Bathrooms : 2

FEATURES

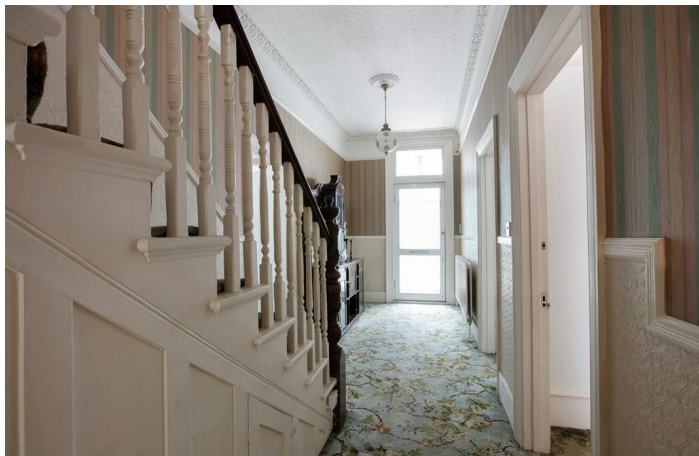
Just Over £700 per sq ft
Detached Double Fronted
Large Loft and Cellar
Generous Garden
Over 3500 sq ft
Freehold



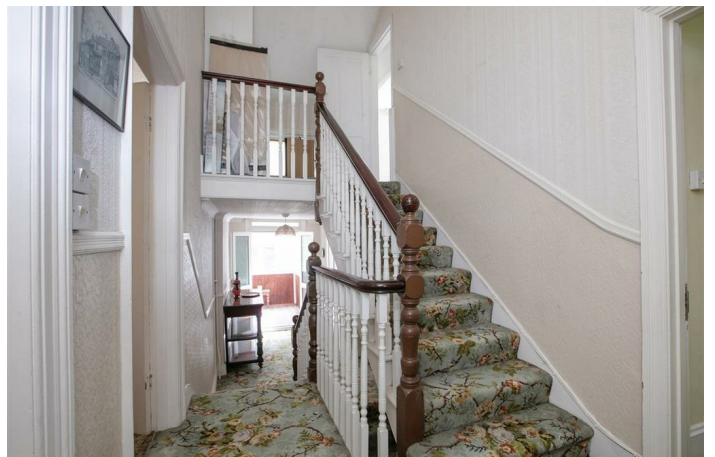
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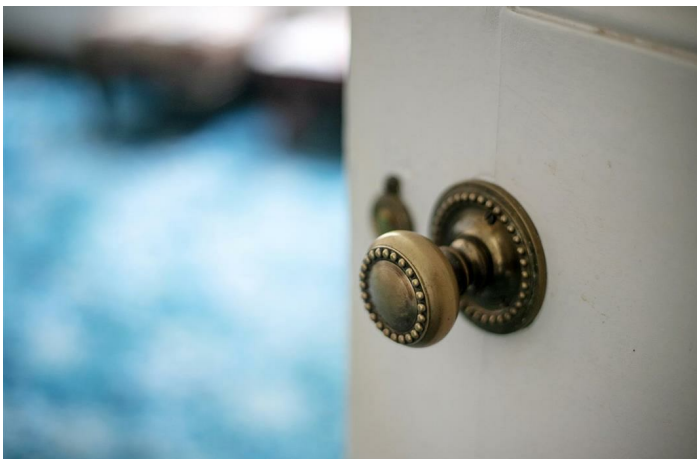
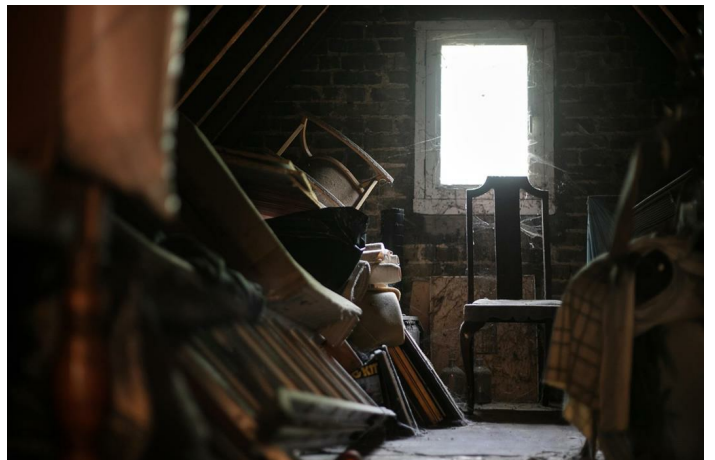
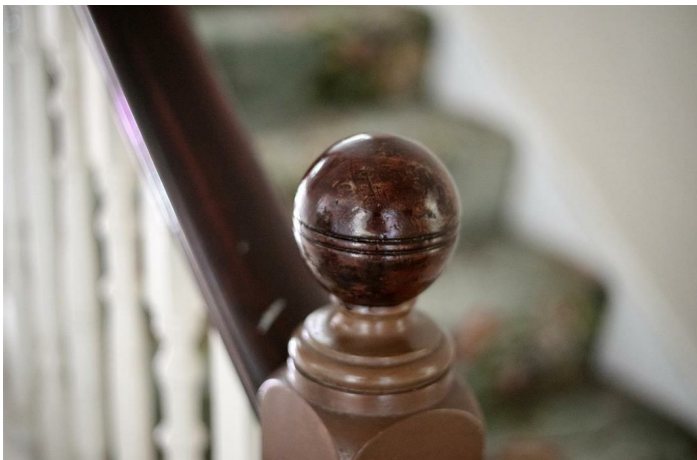
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Mammoth Detached and Double Fronted 3500sqft Six Bedroom Period Home With Gorgeous Original Detail and Generous Garden - CHAIN FREE.

It's rare to find such impressive proportions! Sprawling beautifully over three majestic floors (plus cellar), this ambassadorial stunner possesses a magical array of stately original period detail. The accommodation is notably epic and comprises six bedrooms, three reception rooms, kitchen, utility room, two sun rooms, study, two bathrooms and two wcs. There's a head height storage cellar with a WW2 air raid shelter. These days it's perfect for an extensive wine collection, indeed there is direct access to the cellar from the main reception should you need to nip down for another bottle mid-party! You also benefit from scope to develop the loft space too! Grove Park is well stocked with similarly handsome period homes. It's leafy and mature yet within an easy stroll of Bellenden Village, the Camberwell conservation area, Peckham and Camberwell. Transport is easy as pie with fantastic connections at both Denmark Hill and Peckham Rye.

The handsome red-bricked exterior sits back from leafy Grove Park behind a nicely sized front garden. An entrance porch with arched wooden ceilings leads through a glass pane door to the grand hallway which stretches two metres wide and has some gloriously ornate original cornicing and dado rails. To the left you meet the first reception - a front-facing affair with picture rails, original feature fireplace and abundant formal dining potential. Sliding glass doors open wide to an even larger reception. Here you find a further feature fireplace cornicing and a wonderful adjoining garden room with fingerbone Parquet flooring and more wooden wall detail. Access is offered to the 60 ft rear garden through sliding glass doors. The cellar is accessible through a seamless hatch.

A third reception sits the far side of the hall with a pleasant front aspect, picture rails, cornicing and feature fireplace. At the end of the hall you find a bath with fab retro suite and matching storage. The family dining room enjoys a side aspect, adjoining utility with outside access and steps down the cellar. Completing the ground floor is a rear facing kitchen with shaker-style cabinets and garden views. Heading upward from the hall you'll savour the opportunity to ascend that magnificent original staircase with ornate balustrades and sublime hardwood newel post. The rear return hosts a wonderful triple aspect sunroom - it's the perfect spot for some morning yoga soaking in leafy views from three sides. There's a wc next to this and the first of your double bedrooms and a shower room completes this level.

Upward to the first floor you find two magnificently proportioned front-facing doubles, each with cornicing and high ceilings. The left room offers access to a central single room - perfect nursery or study! Bedroom five, another jaw-dropping double is currently arranged as a sizeable reception with garden vista and a most imposing hardwood mantel. Upward to the second floor you find bedroom six - a lofty number with more garden views. There's a small side-facing dressing room adjoining which in turn supplies access to a wonderful loft with sloping eaves and exciting potential to extend (subject to planning).

Transport is a doddle! Denmark Hill Station (Zone Two for Victoria - fast service, London Bridge and Blackfriars) is within ten minutes' walk or you've got Peckham Rye Train Station also within ten minutes' walk. Both stations have the London Overground Line for swift services to Clapham, Shoreditch or Canada Water for a Jubilee interchange. Many superb shops (a large delicatessen, organic butchers, grocers, boutiques and gift shops) are to be found in East Dulwich, five minutes by car. There are restaurants and watering holes aplenty both here and in Camberwell. Bellenden Village supplies the much loved Victoria Inn and The Begging Bowl. Camberwell is packed full of culinary delights. We love FM Mangal, The Camberwell Arms and The Crooked Well. Sainsbury's is a two minute drive for 24 hour shopping.

There are tree preservation orders on two trees at the end of the garden

Tenure: Freehold

Council Tax Band: G

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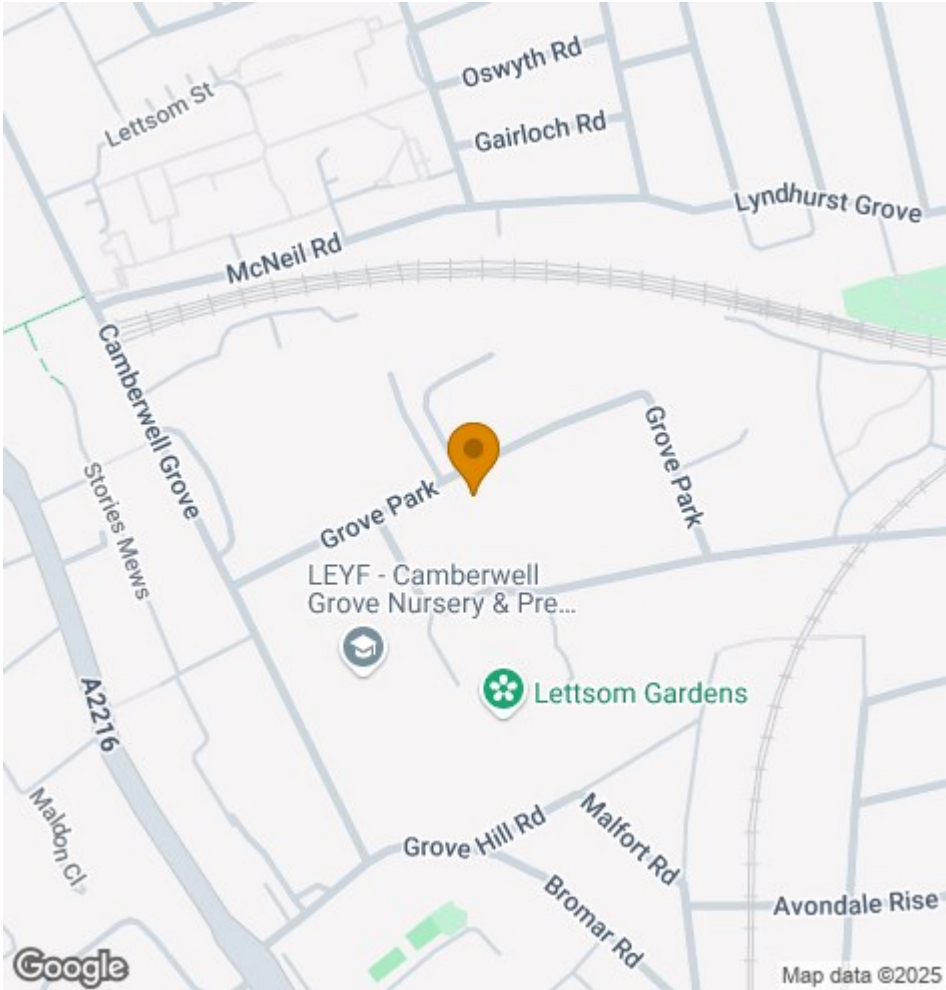


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FREEHOLD

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		
	48	69
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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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