

VICARAGE GROVE, CAMBERWELL, SE5  
LEASEHOLD  
GUIDE PRICE £650,000 - £675,000



## SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 1

Lease Length : 85 years remaining

Service Charge : £975 per annum

Ground Rent : £10 per annum

## FEATURES

Private Entrance

Top Two Floors

Moments from Brunswick Park

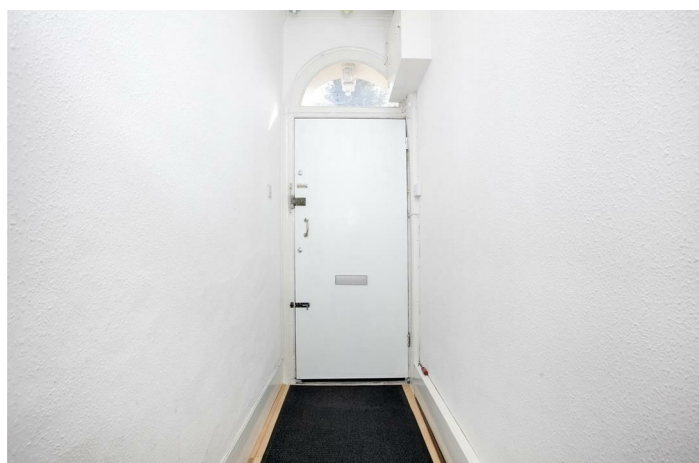
Split-Level

Leasehold



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Bright Spacious Split-Level Three Bed Period Conversion Close to Brunswick Park.

GUIDE PRICE £650,000 to £675,000.

Spread super generously over the top two floors of a bright and perfectly placed period beauty, this fantastic three bedroom Victorian conversion supplies a wonderfully proportioned home. The accommodation offers a wonderful full-width living room, modern kitchen and bathroom, two large double bedrooms and a nicely sized single room/study. You'll be close to all the best action in Camberwell from this maisonette on one of Camberwell's most sought after 'Groves'. You're within staggering distance of the countless social and culinary attractions of Camberwell and Denmark Hill is an easy 12 minute stroll up the very lovely Camberwell Grove. The London Overground Line enjoys fast and frequent services to Shoreditch, Clapham and Islington. Brunswick Park is a short ramble for some leafy r&r - anyone for tennis?

A private entrance invites you up a set of steps to the front of the building. Your inner private hall offers the perfect spot for coat, brollies and bikes. Upward bound to the first floor you find the reception fronts the street into full-width. There are two sash windows, gas fire, and plenty of space for lounging, dining and entertaining. The kitchen adjoins rear with a leafy aspect, fresh tiling, four ring induction hob and oven. Next to this you meet an as-new bath with funky 1930's Crittall window.

The top landing is kept bright by a large rear facing sash window on the upper return. The stairs, treads and risers are painted white. The largest of your wonderful bedrooms comes first on your left with a leafy, lofty rear view and tonnes of slumber and storage space. The second bedroom fronts the street with a lovely bright streetscape, fitted storage and oodles of room for a double bed. Bedroom three also fronts the street and will make a fine study or single bedroom. There's more fitted storage on the upper landing.

Here you have easy access to the City and West End from a multitude of buses travelling along Peckham Road and Camberwell Road. Oval tube (Northern Line zone 2) is a 20 minute walk or 6 minutes on one of the many buses that travel down the Camberwell New Road. Alternatively take a 12 minute stroll up to Denmark Hill station where you can pick up fast, direct and frequent services to Victoria, London Bridge and Blackfriars. The London Overground whizzes you to Clapham Junction, Clapham High Street, Shoreditch and beyond. The local area is a hub of activity with some excellent specialist shops, Camberwell leisure centre, St Giles Church and many great restaurants and bars within easy walking distance. We love the Camberwell Arms for a cracking roast; The Crooked Well for a local pint and Good Neighbour for an evening cocktail. Brunswick Park is a minute away for a relaxing Sunday stroll on your way to get breakfast.

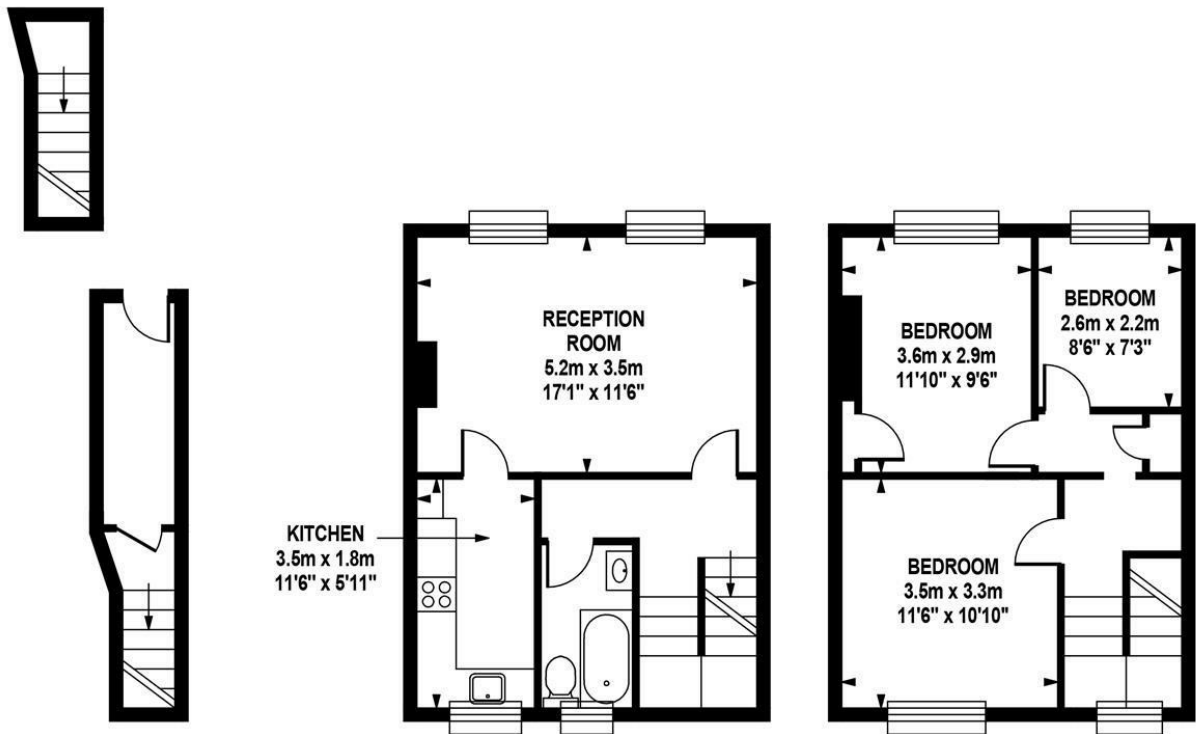
Tenure: Leasehold

Lease Length: 85 years (vendor looking into cost of lease extension)

Council Tax Band: C

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**UPPER GROUND FLOOR**

Approximate Gross Internal Area :-  
8.67 sq m / 93 sq ft

**FIRST FLOOR**

Approximate Internal Area :-  
37.44 sq m / 403 sq ft

**SECOND FLOOR**

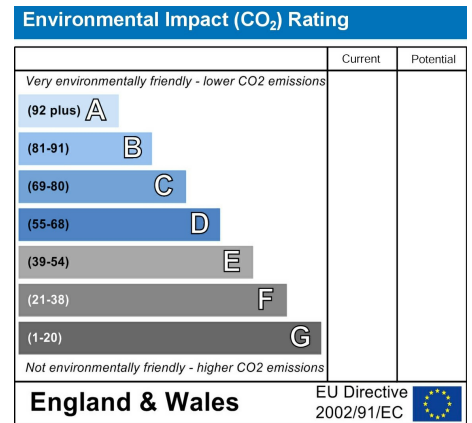
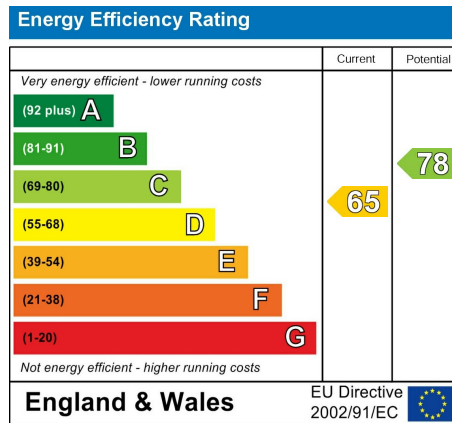
Approximate Internal Area :-  
37.44 sq m / 403 sq ft

**TOTAL APPROX.FLOOR AREA**

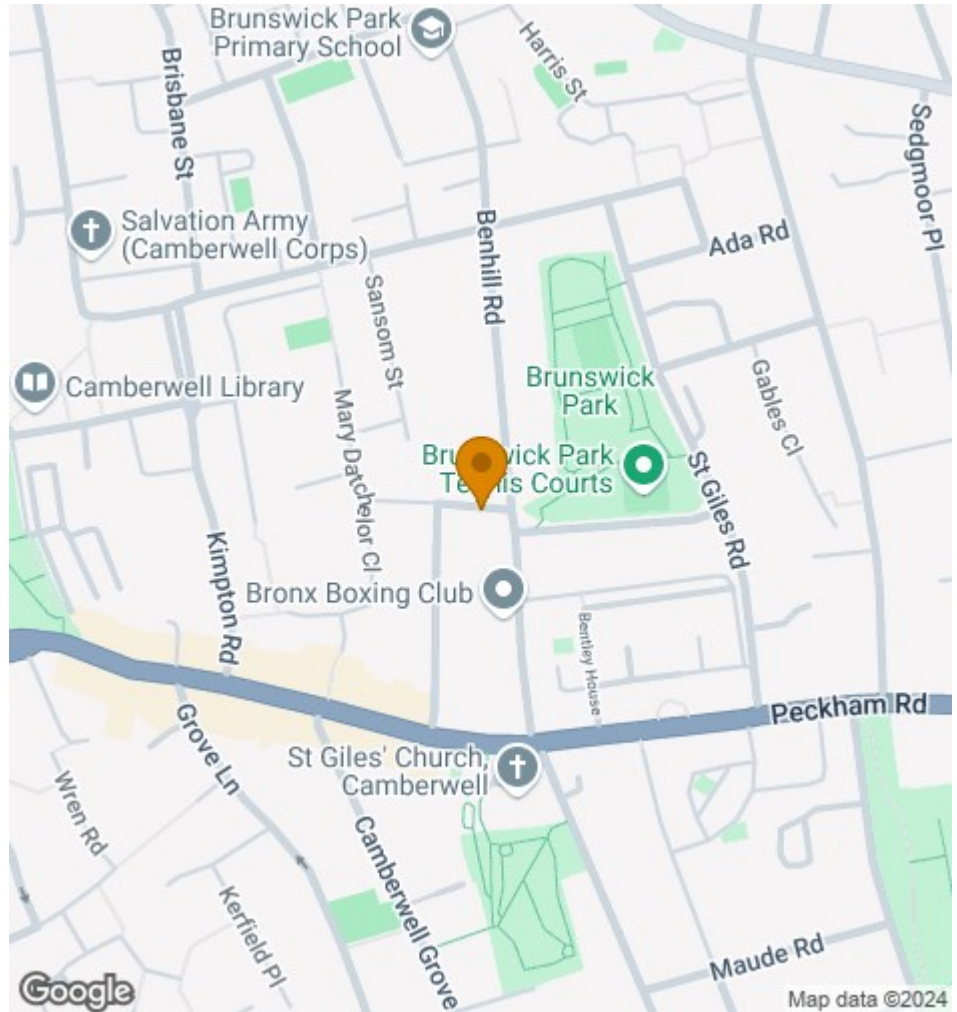
Approximate Internal Area :- 83.55 sq m / 899 sq ft  
Measurements for guidance only / not to scale

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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.



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