

CAMBERWELL GROVE, CAMBERWELL, SE5
LEASEHOLD - SHARE OF FREEHOLD
GUIDE PRICE £375,000 TO £400,000



SPEC

Bedrooms : 1
Receptions : 1
Bathrooms : 1

Lease Length : 971 years remaining
Service Charge : £1099 per annum
Ground Rent : n/a

FEATURES

Period Conversion
Wonderful Leafy Views
Conservation Area
Separate Kitchen and Living Areas
Share of Freehold
Newly Installed Boiler



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Bright One Bedroom Regency Conversion With Leafy Views.

GUIDE PRICE £375,000 to £400,000.

Sitting at the upper end of the tree lined and inimitably elegant Camberwell Grove, you'll find this fab one bedroom Regency conversion complete with a wonderful vista of neighbouring greenery and period splendour. The flat sits on the third floor of a popular and well managed development of landmark period properties that run either side of the Grove. The accommodation is well arranged and comprises an airy reception, separate contemporary kitchen, double bedroom and bathroom. All the main rooms face over lush gardens and allotments - it's a peaceful and pleasant living environment.

The location leaves as much to rave about. Camberwell Grove offers some of the finest Georgian, Regency, Victorian and Edwardian homes in our fair city. Tree lined and keenly placed for every convenient amenity, you'll find yourself rarely roaming far from home. When you do, Denmark Hill station is just a five minute amble for swift services to the city and beyond. East Dulwich station is just a touch further and supplies yet more regular central connections. Peckham, Brixton and Dulwich are all within easy reach. Even closer on foot are the endless delights of Lordship Lane. 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. The house also comes with a key to the much loved Lettsom Gardens - a sprawling and treasured nature garden just one minute from your front door.

A well manicured communal grounds leads to your shared entrance and upward via stairs to the third floor. The inner hall supplies space for coats and brollies. Head left to find the living room which has the first of those lovely rear facing sash windows and sweeping views of the surrounding mature greenery. There's a handy study nook with shelving above and plenty of space for seating. Next to this sits the modern kitchen which enjoys solid wooden counters atop sleek high gloss cabinets. There's an induction hob, oven and sink and more tiptop views. The double bedroom sits at the end of the hall promising another large sash windows and oodles of space for a double bed. The bathroom completes the tour with a white suite and shower over the bath.

The transport options are excellent; Denmark Hill station (Zone 2) for fast, regular services to Victoria and Blackfriars is a five minute walk away. The highly rated London Overground line offers an outer orbital route around London and also serves Denmark Hill. Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water) are all easy as pie to reach. There are also a multitude of buses running on either Grove Lane (two minutes away) or Camberwell Church Street (a seven minute walk) into the City and the West End. 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, five minutes down the Grove. 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 hop and you have the Butterfly Tennis Club on your doorstep.

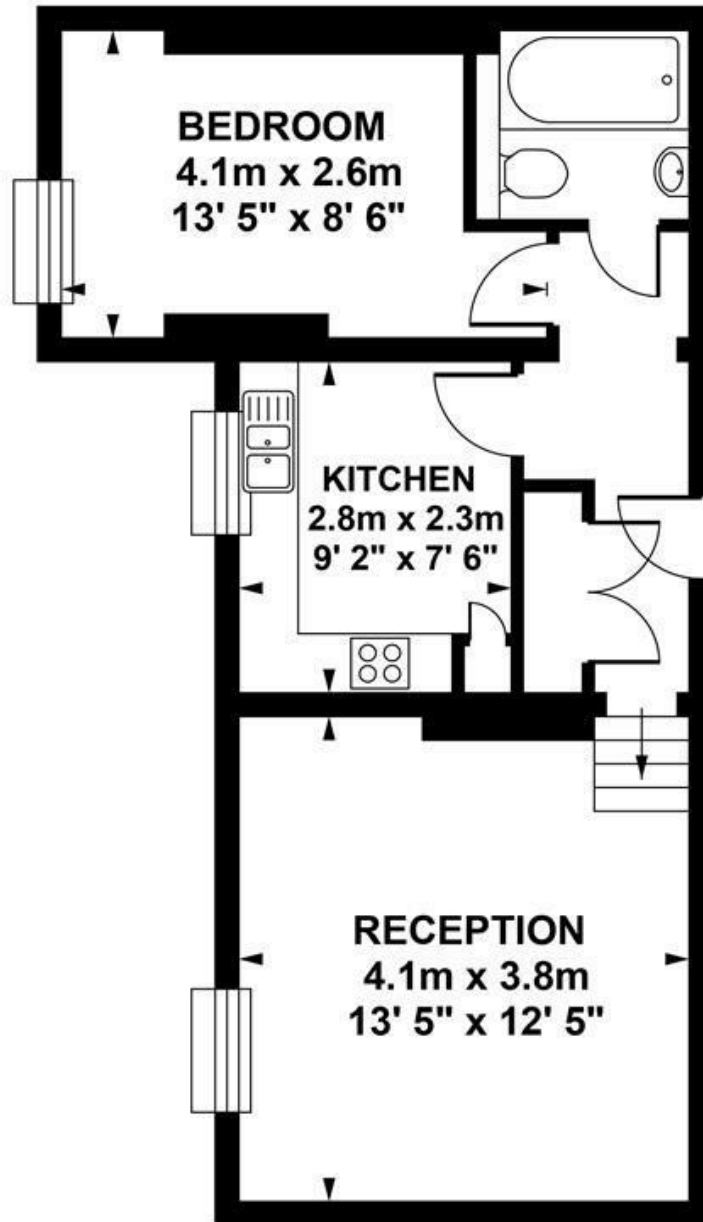
Tenure: Share of Freehold

Lease Length: 971 years remaining

Council Tax Band: C

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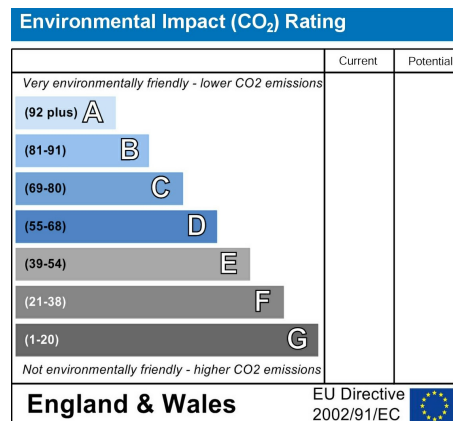
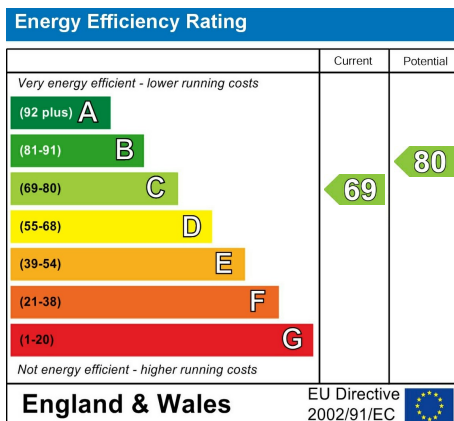
THIRD FLOOR

Approximate. internal area :
41.50 sqm / 447 sq ft

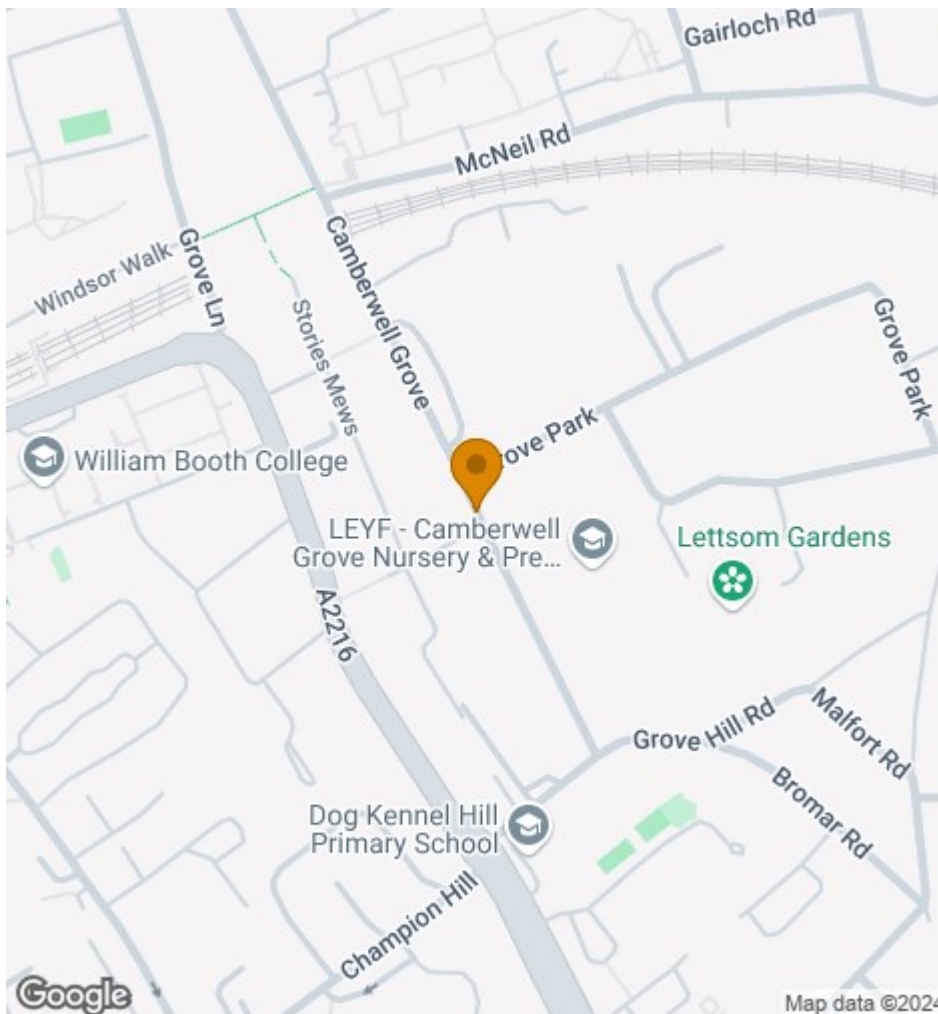


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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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