

CAMBERWELL GROVE, CAMBERWELL, SE5
LEASEHOLD
GUIDE PRICE £600,000 - £650,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 2

Lease Length: 900 years remaining

Service Charge: £5000 per annum

Ground Rent: £300 per annum

FEATURES

Popular Period Development

Shared Green Spaces

Allocated Parking

Secure Entry and Lift

Stylish Interior

Leasehold

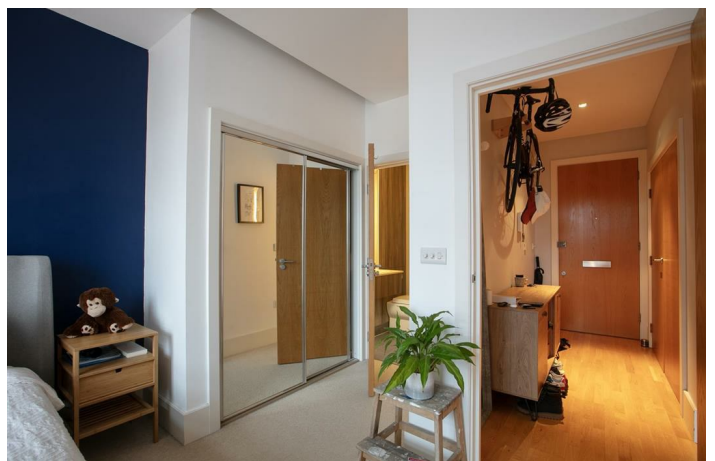
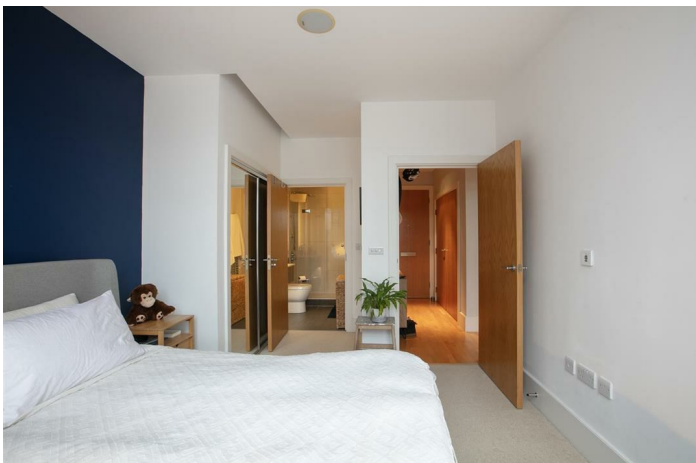
Bike Storage

Underfloor Heating

Concierge



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Elegant and Substantial Two Bedder With OSP and Communal Garden in Landmark School-House Conversion.

As part of the impressive Mary Datchelor school house conversion, this fantastic two bedder boasts a notably top notch interior awash with tasteful fixtures and fittings. It's a fine proportion too at over 800sq ft! Huge school house windows, Integrated ceiling lights, generous storage and stylish wooden floors continue the charm offensive nicely. The accommodation comprises a nicely sized living area with adjoining modern kitchen, two lovely double bedrooms (master en suite) and bathroom. There are beautifully maintained communal green spaces to enjoy and a secure underground parking bay. The location is within a moment's tree-lined ramble of the best of Camberwell - that's bars, eateries and bountiful London bustle. Nearby green spaces include the charming Brunswick Park with its tennis courts, gallery and café. Even closer is St Giles Church grounds - it's a lovely spot for peaceful contemplation. Transport links are equally impressive with Denmark Hill an easy 10-minute stroll. It boasts direct trains to Victoria, Blackfriars, Elephant & Castle, St Pancras and more. The London Overground Line will whizz you to Shoreditch, Clapham and Canada Water for the Jubilee Line.

A particularly special red-bricked exterior invites you off the tree-lined grove up a grand set of steps. The original school house wrought iron railings sit proudly overhead. Chunky wooden doors open to a super slick shared hallway where you're lead via stairs or lift past an impressive sky bridge to the flat's second floor entrance. The L-shaped inner hall has wonderful wooden floors and wide fitted storage - perfect for brooms, brollies and brogues. The master bedroom is straight ahead with the first of those magical school house windows that preside over Grove Lane. It's a large double with mirrored fitted storage, accent wall and adjoining ensuite shower room. This boasts a double walk-in shower, heated towel rail, wash hand basin with mirror and integrated wooden storage over the loo. Bedroom two is another fab carpeted double with a Grove Lane vista. Currently used as a 'work from home' space it will comfortably house a king size double and storage.

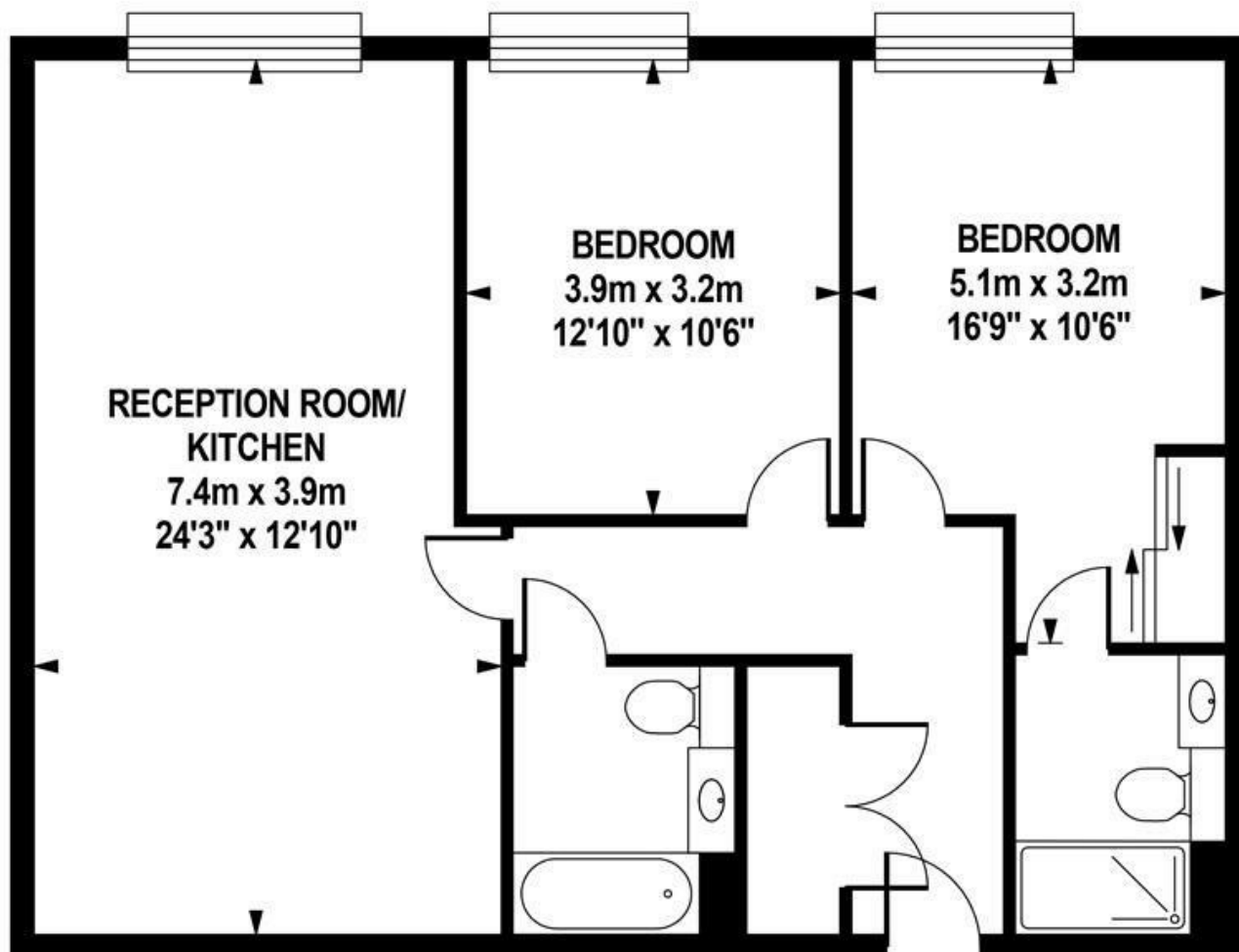
The main bathroom sits off the hall with much the same dishy finish as the en suite. A wood paneled bath with mood lighting enjoys a shower attachment and there's more handy storage for your lotions and potions. Last but certainly not least comes a wonderful living area, stretching over seven glorious metres in length. It has the third in a the series of Grove Lane views and affords spacious lounging and dining areas. A large contemporary kitchen with granite-topped breakfast bar and tonnes of food prep space runs open plan to the rear. Appliances include a full sized dishwashwasher, fridge/freezer, four ring hob, oven and integrated microwave.

In addition to the excellent rail links of Denmark Hill, there are a multitude of buses running close by offering swift services to the City and West End. The Oval and Elephant and Castle Underground stations are both a short bus ride away. The very excellent Lyndhurst Primary is but a moment's stroll as are a plethora of eateries and coffee shops including NOKO, Nandine and the much-loved FM Mangal. Quality gastro pubs abound. We love the award-winning Camberwell Arms. Camberwell Art School and the Dulwich Foundation schools are all a walk, short drive or bus ride away and there are plenty of shops nearby including a host of independent food shops in Camberwell Green. Keeping fit? The wonderful period Camberwell Baths and gym is stunning and within 60 seconds from your door. Ruskin Park is a short hop and you have the Butterfly Tennis Club on your doorstep.

Tenure: Leasehold

Lease Length: 900 years

Council Tax Band: D




SECOND FLOOR


Approximate Internal Area :-
76.50 sq m / 823 sq ft

TOTAL APPROX.FLOOR AREA

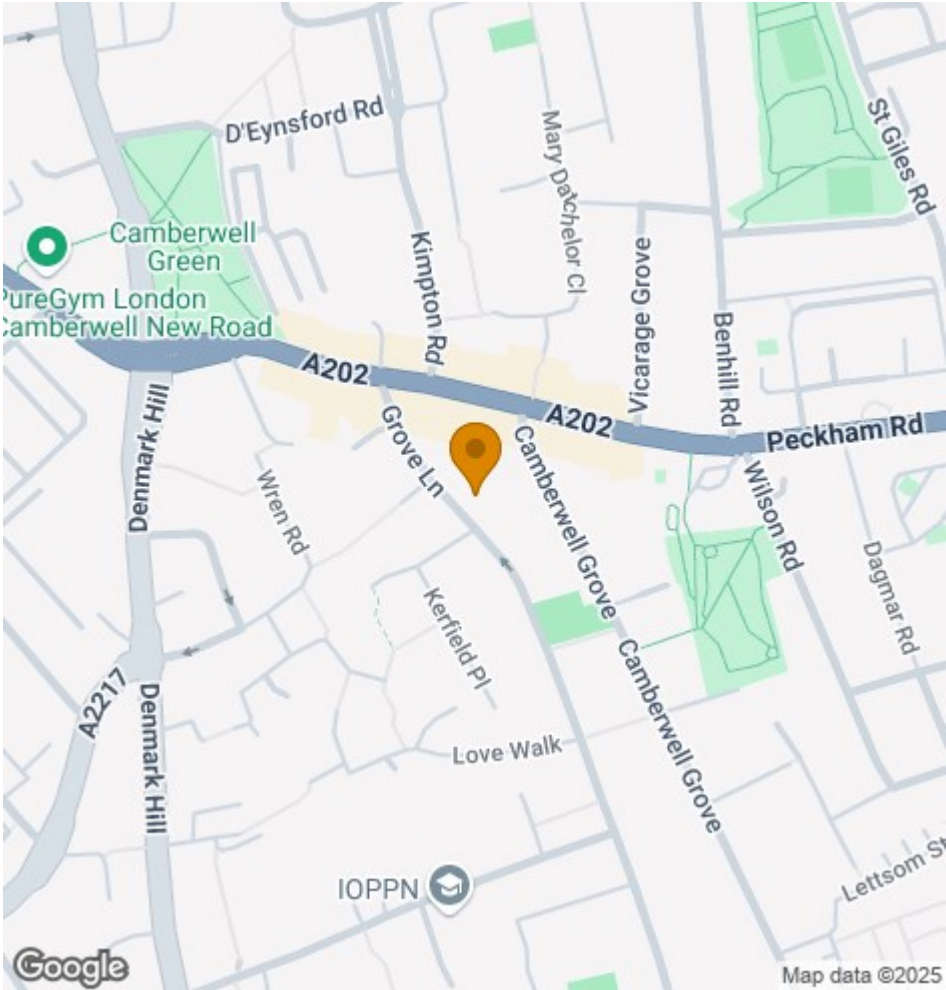
Approximate Internal Area :- 76.50sq m / 823 sq ft
Measurements for guidance only / not to scale

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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		
	60	66
England & Wales	EU Directive 2002/91/EC 	

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