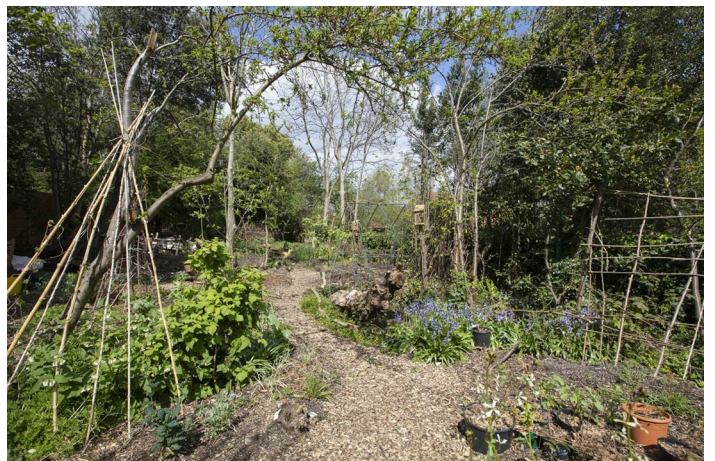


GROVE PARK, CAMBERWELL, SE5  
FREEHOLD  
OFFERS IN EXCESS OF £3,000,000

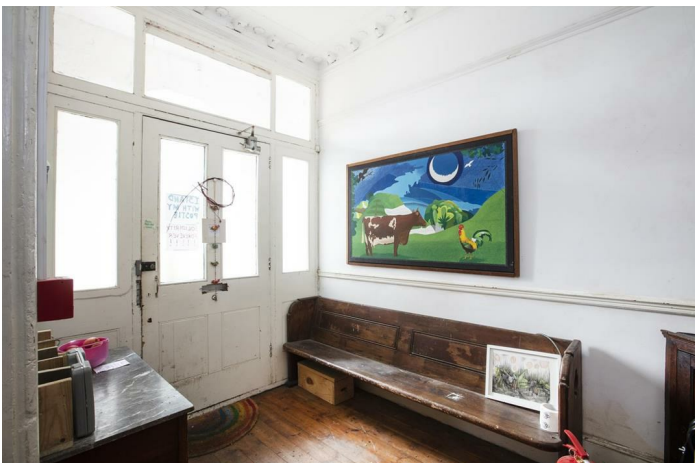


## SPEC

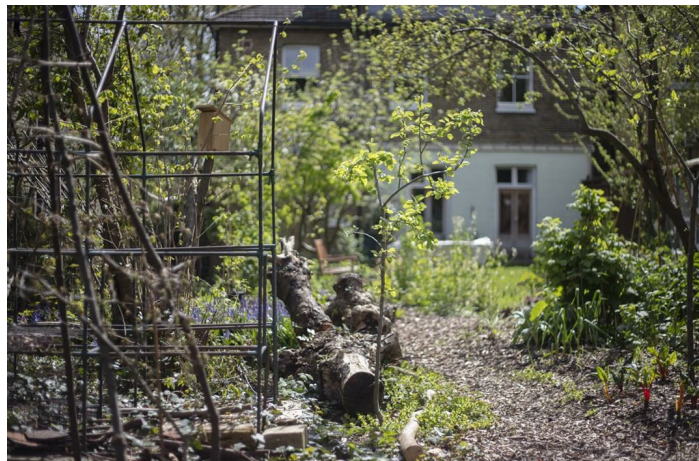
Bedrooms : 9  
Receptions : 4  
Bathrooms : 6

## FEATURES

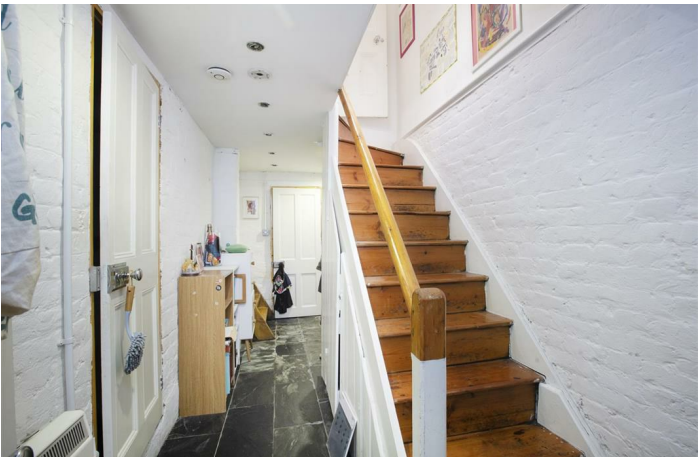
Incredible Property on 1/3 Acre  
Early Victorian Italianate Villa  
Detached Four Storey Residence  
220ft Rear Garden  
Garage  
Sought After Tranquil Location  
Planning Permission For Garage & Rear  
Freehold



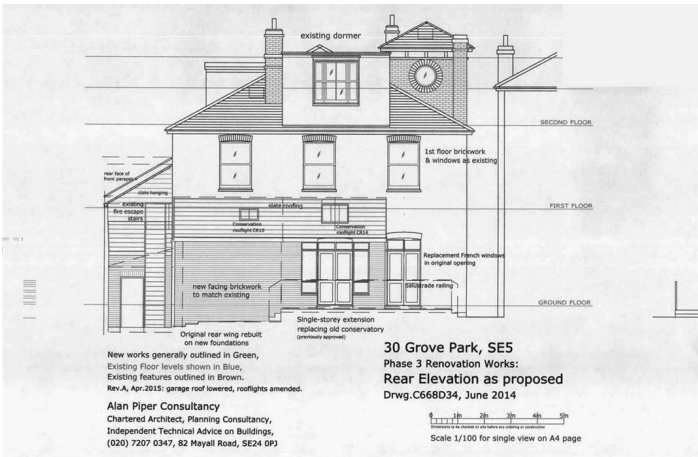
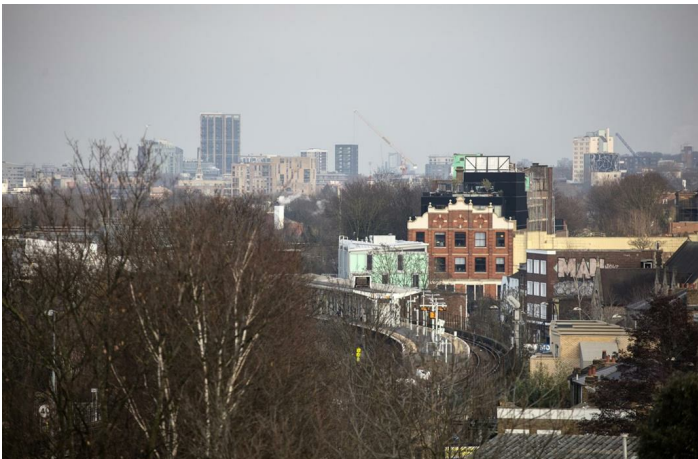
GROVE PARK SE5  
FREEHOLD



GROVE PARK SE5  
FREEHOLD



GROVE PARK SE5  
FREEHOLD



GROVE PARK SE5  
FREEHOLD



Magnificent Early Victorian Home In Excess of 4000 sqft on Third Acre - CHAIN FREE.

Currently arranged as four/five separate rental units, this positively vast Victorian detached home could be reconfigured into an elegant 8 bedroom residence. Spread over four substantial floors (plus a signature third floor turret room), the property sits on a mature, leafy plot stretching to a third of an acre including an unrivalled 220ft rear garden. Planning has already been granted to transform the garage to a double storey studio - perfect for various uses. The current rental yield is over 80k pa.

From the house you can enjoy the many delights of Bellenden Road, Camberwell, East Dulwich and Peckham within an easy, quiet stroll. Lovely local parks include Warwick Gardens, Lettsom Gardens and the expansive Peckham Rye Common. Transport is taken care of with nearby Denmark Hill and Peckham Rye Stations offering fast, frequent services to London Bridge, Elephant and Castle, Blackfriars and the fantastic London Overground Line to Shoreditch, Clapham and Canada Water for the Jubilee Line.

The property is set back from the street behind a mature, 15metre front garden and abundant leafiness. A recessed arched portico leads to your original door and into a large, bright L shaped hallway with cornicing. The ground floor currently hosts two units, a bright one bedder to the front with wide bay window, feature fireplace and bedroom with raised sleeping mezzanine. To the rear is a nicely proportioned two bedroom unit with wide living space, further mezzanine, two bedrooms, bathroom and access to the tremendous 220 ft rear garden. Venturing outside you find a quaint wooden framed greenhouse, numerous planter beds, mature fruit-bearing trees, fire pit and wonderful wooded area to the rear. The garden backs onto a secluded copse.

The lower ground floor has a large studio flat with direct access, separate kitchenette, bathroom and an impressive amount of storage. Heading upward to the first floor, via an original staircase with curling hardwood banister you find another spacious one bedroom unit facing the garden with bedroom, living room and separate kitchen/diner. The largest of the four units is also accessed from this floor and supplies four bedrooms and an additional loft room nestled into the top of the wonderful turret. There's ample loft storage throughout which supply potential to further increase the living space. You'll enjoy panoramic views stretching miles from the second floor.

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 has completed its outer orbital route around London and also serves Denmark Hill. Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water) are now 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. Camberwell Art School and the Dulwich Foundation schools are all a short drive or bus ride away and 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 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: Freehold

Current EPC ratings

Basement Flat, 30 Grove Park D

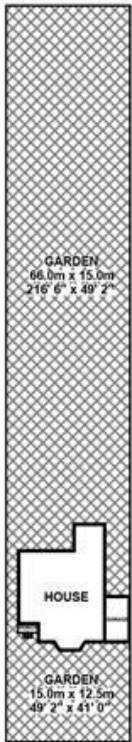
Flat 1, 30 Grove Park E

Flat 2, 30 Grove Park F

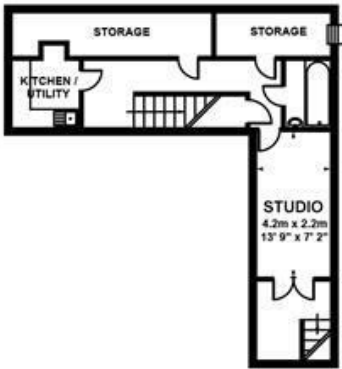
Flat 3, 30 Grove Park E

Flat 4, 30 Grove Park E

GROVE PARK SE5  
FREEHOLD

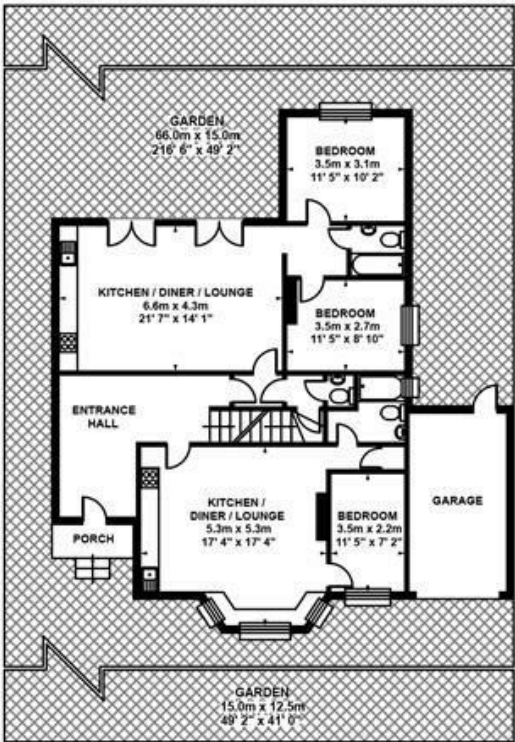


SITE PLAN



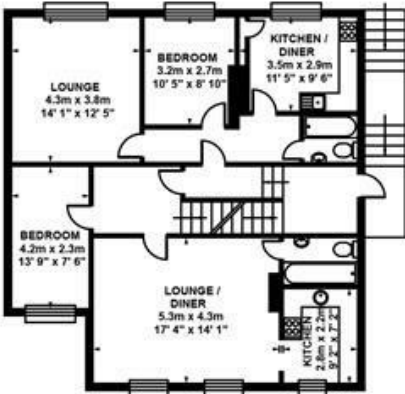
BASEMENT

Approximate internal area :  
47.02 sqm / 506 sq ft



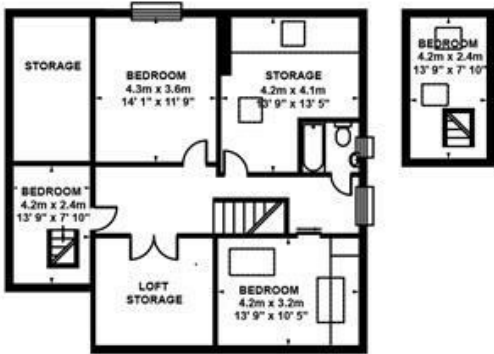
GROUND FLOOR

Approximate internal area :  
134.90 sqm / 1452 sq ft



FIRST FLOOR

Approximate internal area :  
104.86 sqm / 1128 sq ft



SECOND FLOOR

Approximate internal area :  
92.70 sqm / 998 sq ft



THIRD FLOOR


Approximate internal area :  
10.08 sqm / 109 sq ft


TOTAL APPROX FLOOR AREA

Approximate internal area : 389.56 sqm / 4193 sq ft  
Measurements for guidance only / Not to scale

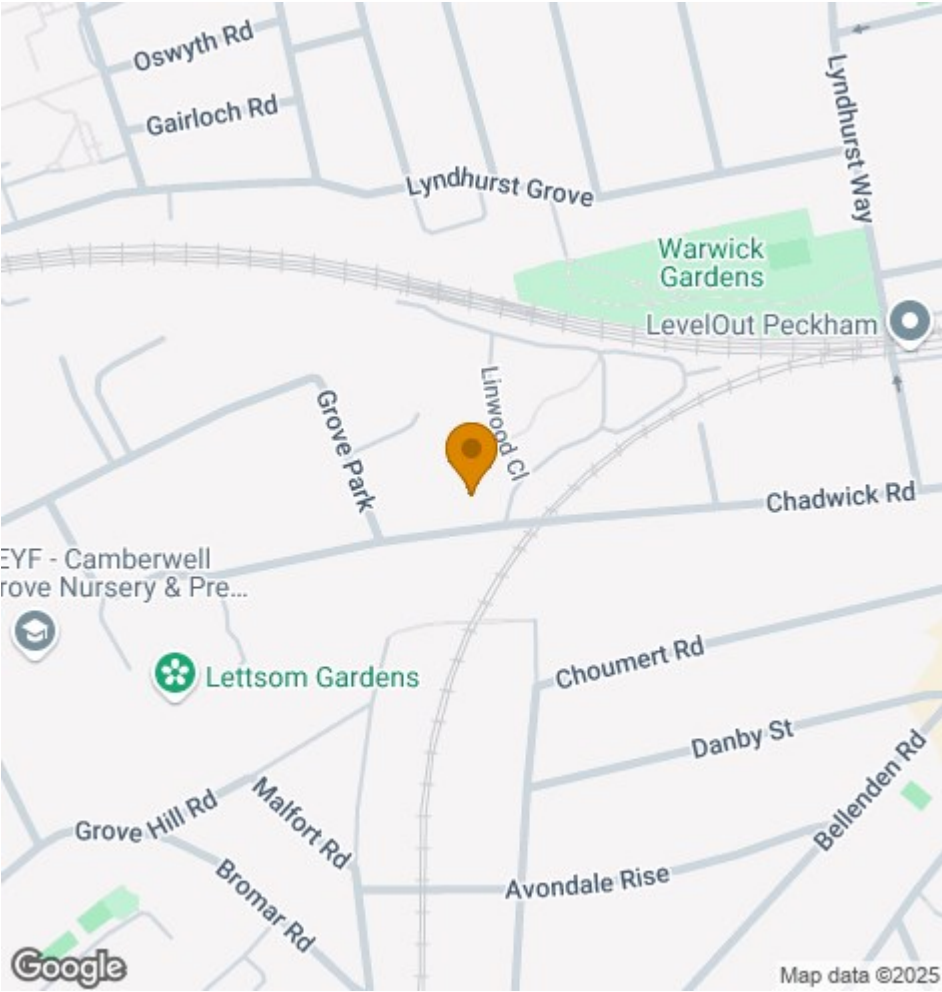


GROVE PARK SE5  
FREEHOLD

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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



Wooster  
&Stock

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