

GROVE HILL ROAD, CAMBERWELL, SE5

FREEHOLD

£1,685,000



SPEC

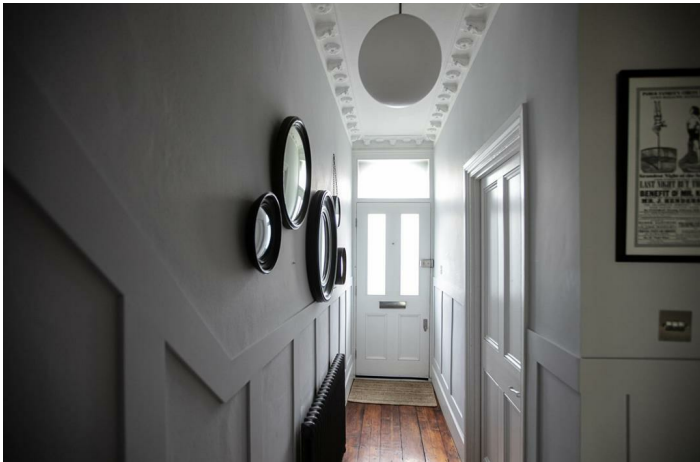
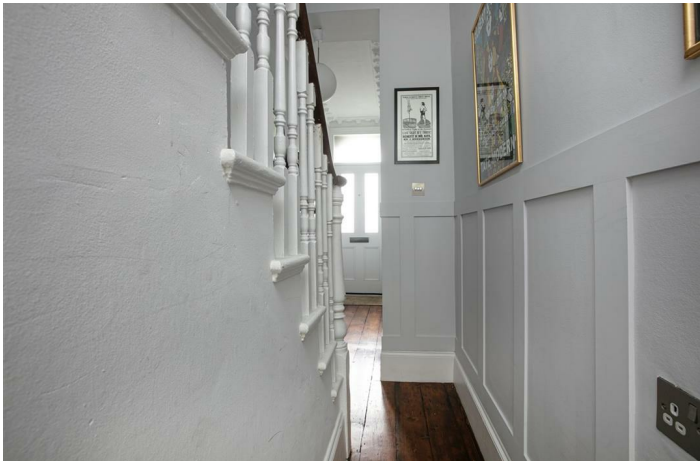
Bedrooms : 5
Receptions : 1
Bathrooms : 2

FEATURES

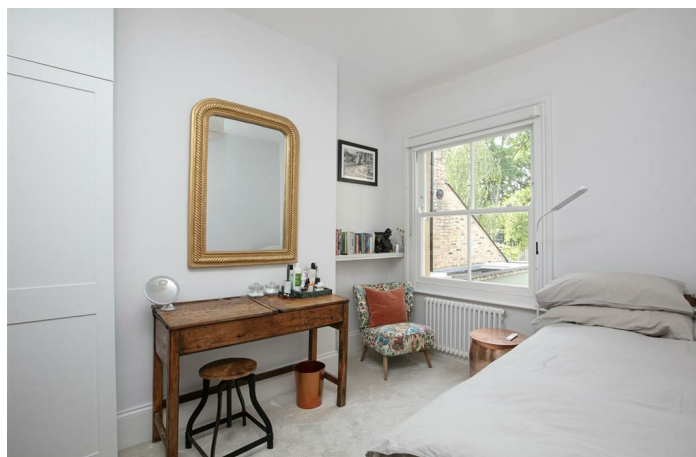
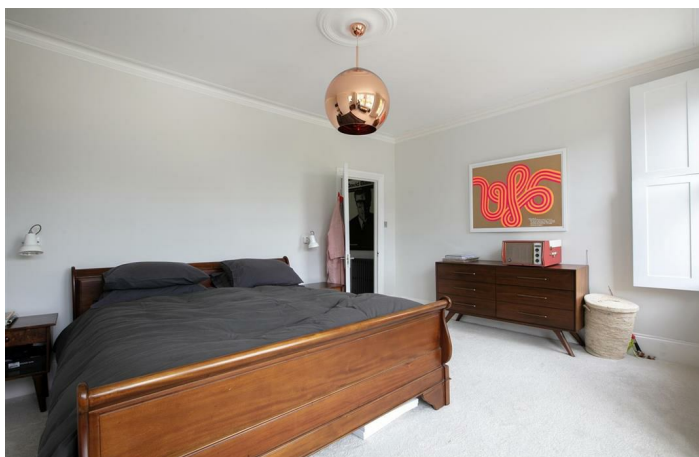
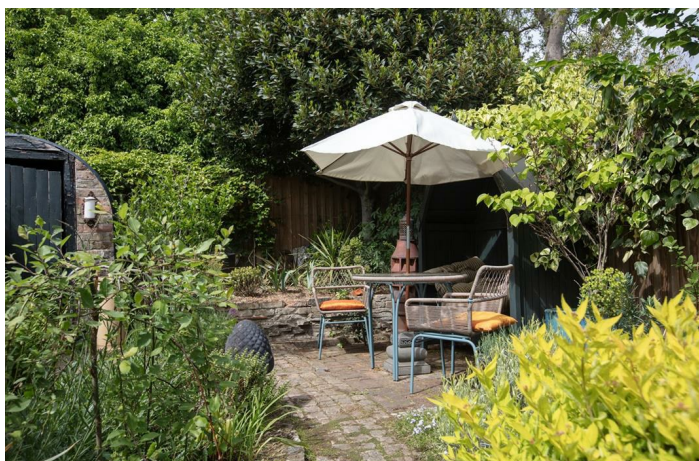
Lush and Peaceful Split-Level Rear Garden
Five Double Bedrooms
Period Features
Wonderful Full-Width Kitchen/Diner
WWII Anderson Shelter
Freehold



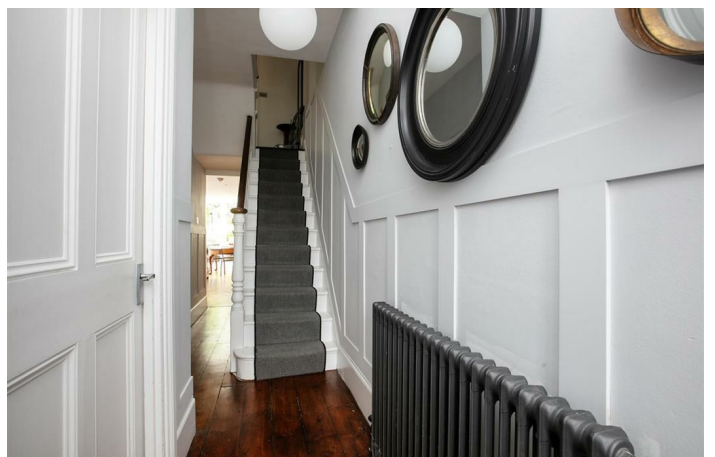
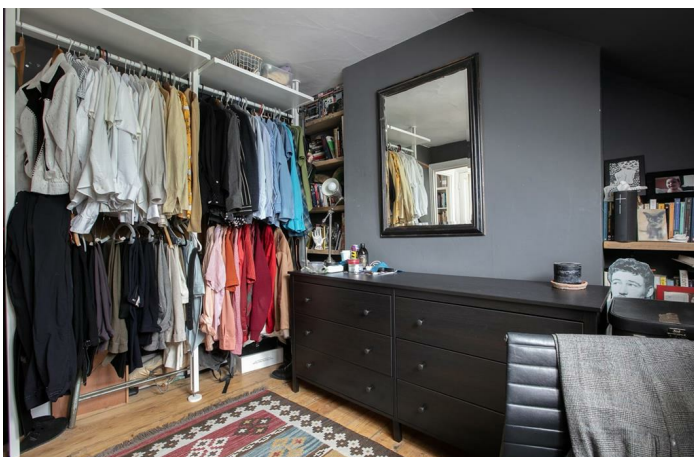
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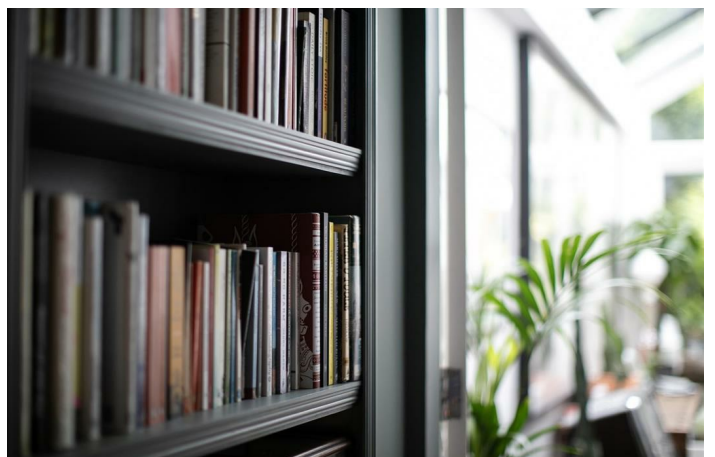
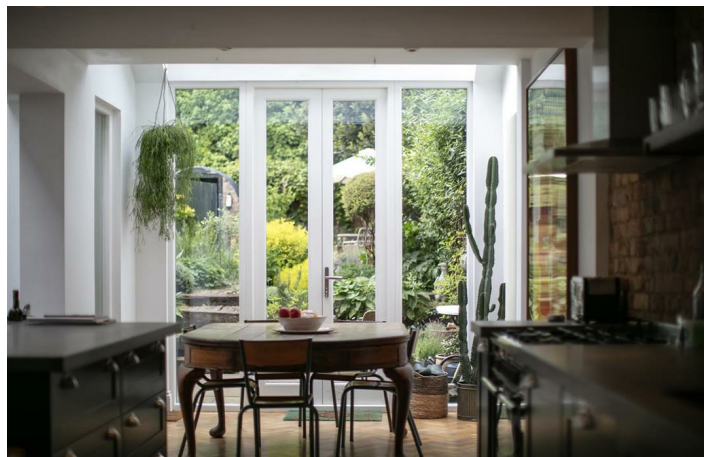
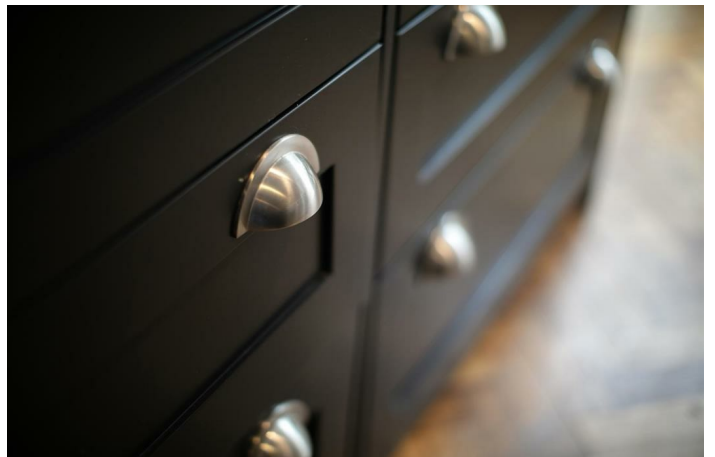
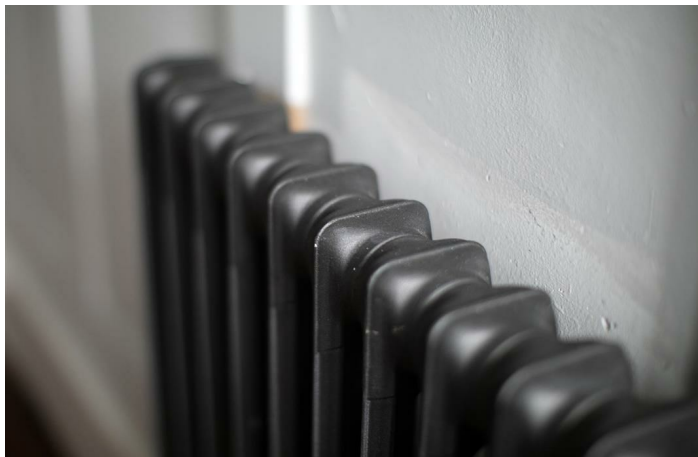
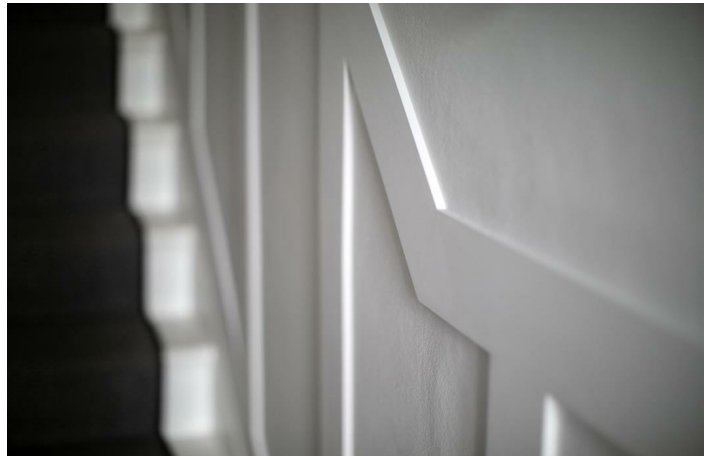
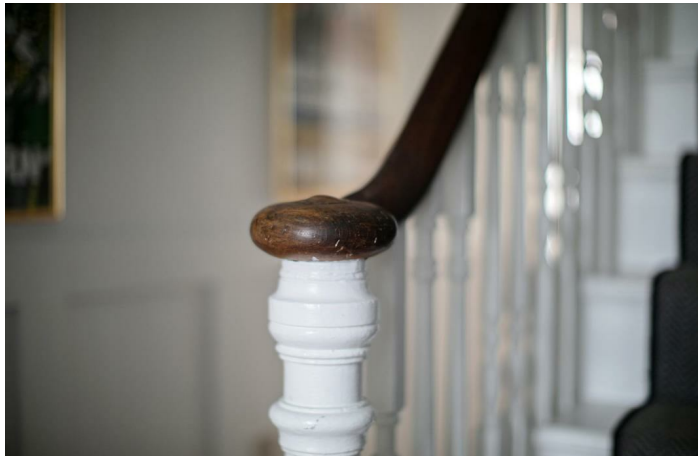
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Handsome Five Bedroom Period Home with Delightful Rear Garden.

A truly charming and spacious five bedroom period gem complete with enchantingly leafy split-level rear garden - you'll just love it. Spread generously over three wondrous floors, the property comprises a large double reception, full-width (and insatiably bright) kitchen/diner extension, five proper double bedrooms, shower room and a huge family bathroom. There's also a large storage cellar for this and that. The rear garden supplies two separate al-fresco dining patios, WWII Anderson shelter and a wealth of lovingly cultivated shrubs, flowers and trees. Superbly located, the property is within a 10 minute walk of both Denmark Hill and East Dulwich stations. The attractions of Camberwell are a short stroll down the very lovely Camberwell Grove and Lordship Lane is also easily reached on foot. This marvellous home also comes with a key to the leafy private Lettsom Gardens at the end of the road - an amazing spot for more leafy R&R.

The property sits on the gently sloping Grove Hill next to similarly pretty period homes. A gated front garden leads off the street and inward to a most inviting hallway with wooden panneling to dado level, cornicing and school house radiators. A light above the door bears the house number and affords plenty of light. Original floorboards, tastefully stained, continues to the left to your huge double reception which dips front into the wide square bay. Contemporary wooden shutters sit pretty on side, upper and lower panes for privacy.

The front section has more cornicing, shelving and a wide fireplace with marble mantel and tiled hearth. A rear lounging area has been colour drenched in gorgeous Farrow and Ball tones and further benefits from low level storage, shelving and space for the media centre. Pretty stained glass French doors open rear to the splendid kitchen/diner which stretches full width and is kept light and airy by five vaulted skylights running it's length. A beautiful tiled floor gives way to rustic reclaimed parquet oak flooring. There's a large double width island with breakfast bar seating, a six ring gas range, stone counters and a stainless steel sink.

The dining area to the rear sits under more vaulted skylights next to extra tall French doors that open to the patio. The garden is simply divine! It rises gently via railway sleeper stels and planters to afford a split level haven of expertly chosen shrubs, plants and flowers. It's an aromatic oasis with nobody overlooking you to the rear. It's the perfect spot to sit and enjoy the birdsong. A cute brick-built domed Anderson shelter from WWII shed gives middle-earth vibes. A great piece of history perfect for the gardening paraphernalia.

Back inside you find the kitchen wraps back around to the hall to reveal cellar access under the stairs. It's a head-height space with tonnes of storage potential. Upward bound you meet a gloriously spacious bathroom with panoramic picture-window views framing a peaceful rear vista. There's a wall-hung loo, period wooden wash hand stand topped in marble, tiled bath and a run of bespoke fitted storage. A shower room with wc completes this level.

The first floor supplies the master bedroom which enjoys an impressive streetscape through three lovely sash windows. More shutters and plush carpeting continue the charm offensive. The second bedroom, another fine double, comes next door with garden views, shelving and fitted storage. The second return has a third gorgeous double which has also been colour drenched in dainty pink. There's a lofty Juliette balcony opening to the best of the garden views. The second floor has a fab fourth full-width bedroom with arched sash and timber floors. Bedroom completes the tour with a rear aspect and yummy Farrow and Ball 'Downpipe' walls.

The property is within a ten minute walk of Denmark Hill station (zone 2) with fast and frequent links to Victoria, London Bridge and Blackfriars (approx. 8 minutes). East Dulwich station is equidistant in the other direction with services to London Bridge (approx. ten minutes). Belham, Lyndhurst and Dog Kennel Hill primaries are all within a few minutes walk. Bellenden Village supplies two cracking boozers - Victoria Inn and The Prince Albert. The Montpelier is just around the corner on Choumert Road as is Le Petitou for coffee and cake. The Begging Bowl has some top notch nosh too. Sainsbury's superstore is two minutes away on Dog Kennel Hill and Lordship Lane, East Dulwich's wonderful high street of shops, restaurants and bars, is just a ten minute walk and will take care of everything else.

Tenure: Freehold

Council Tax Band: F

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**LOWER
GROUND FLOOR**

Approximate. internal area :
6.30 sqm / 68 sq ft

GROUND FLOOR

Approximate. internal area :
72.74 sqm / 783 sq ft

FIRST FLOOR

Approximate. internal area :
56.22 sqm / 605 sq ft

SECOND FLOOR

Approximate. internal area :
49.85 sqm / 537 sq ft

TOTAL APPROX FLOOR AREA

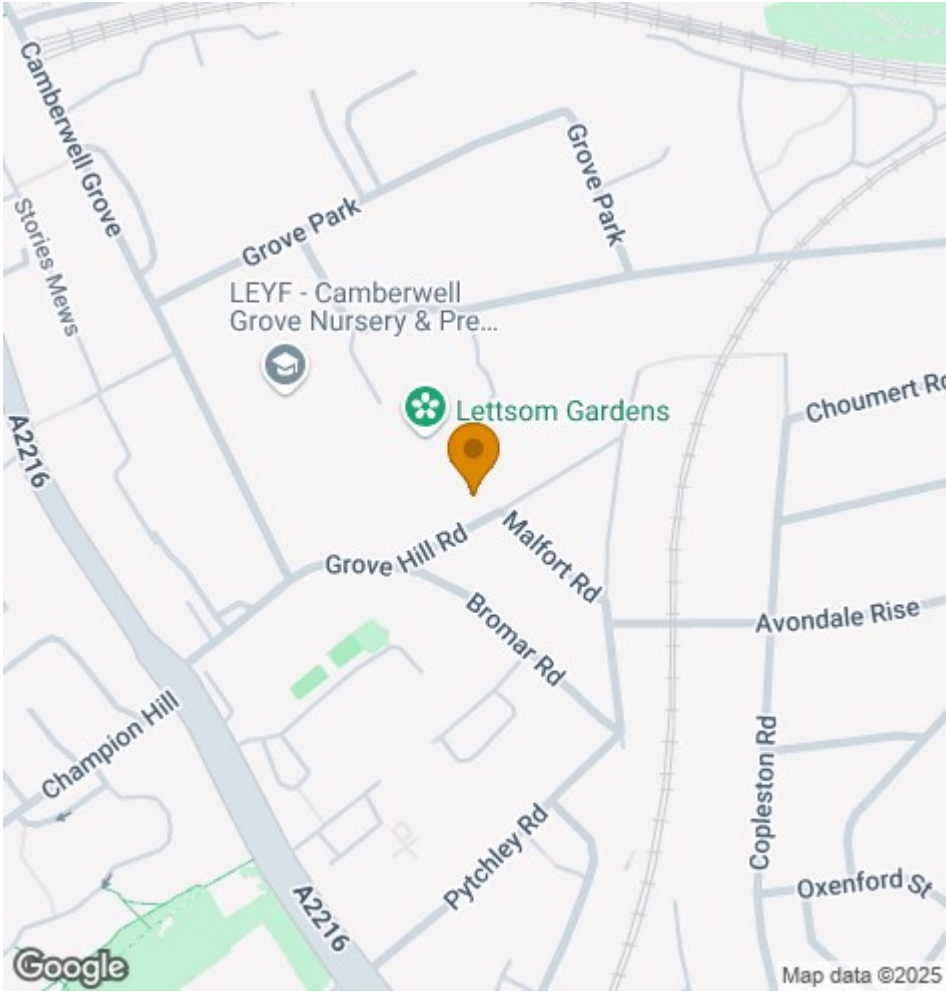
Approximate. internal area : 186 sqm / 2003 sq ft
Measurements for guidance only / Not to scale

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	
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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