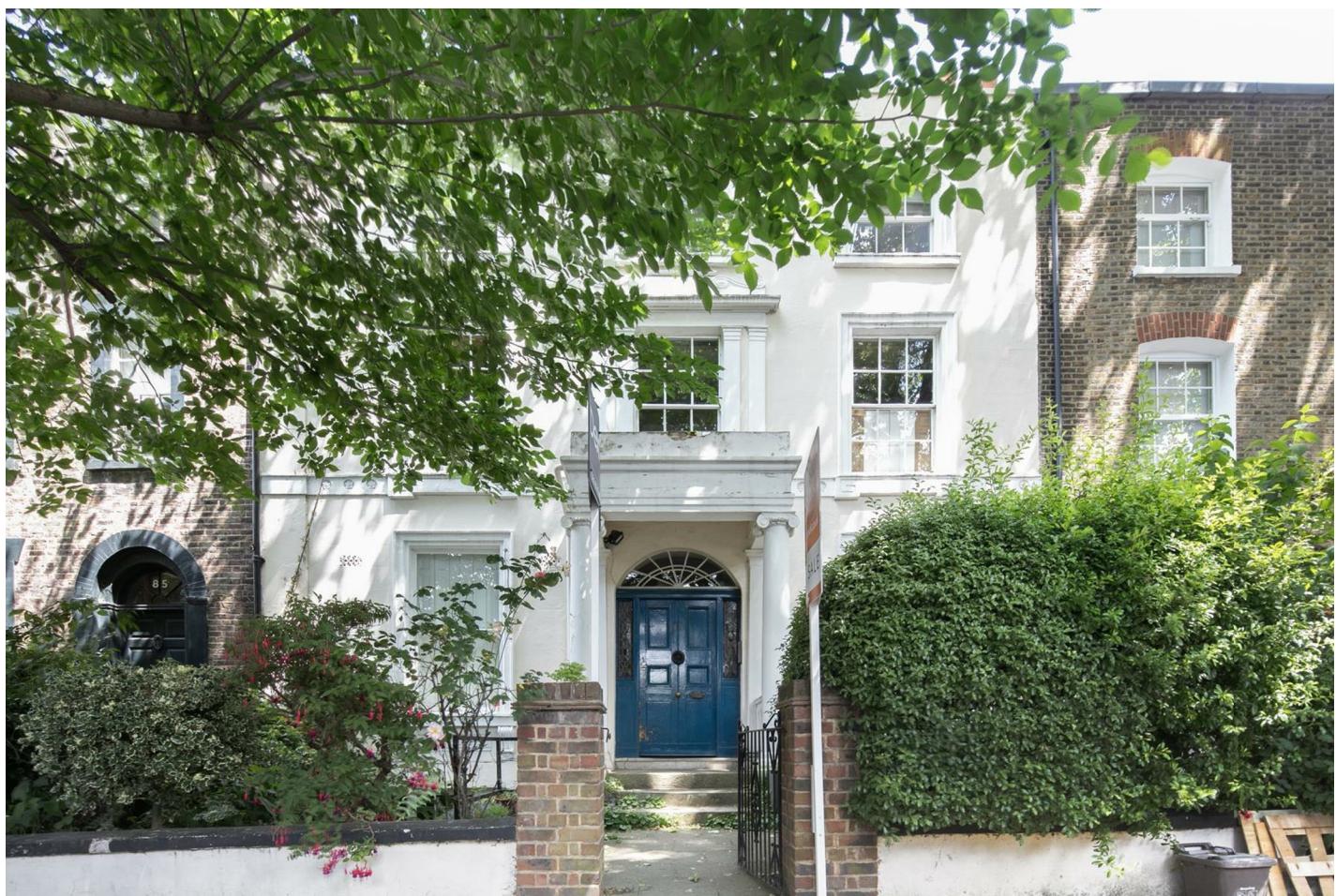


CAMBERWELL GROVE, CAMBERWELL, SE5

LEASEHOLD - SHARE OF FREEHOLD

£650,000



SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 1

Lease Length : 993 years on the underlying lease

Service Charge : £600 per annum

Ground Rent : n/a

FEATURES

Double Fronted

Private Entrance

Pretty Shared Garden

Conservation Area

Deep Vault Storage

Share of Freehold



CAMBERWELL GROVE SE5

LEASEHOLD - SHARE OF FREEHOLD



Huge Georgian Three Bedder With Pretty Shared Garden - CHAIN FREE.

Spreading its wings wide on the lower ground floor of a particularly handsome Georgian gem, this fantastic three bedder promises so much potential. Enjoying its own private entrance, vault storage and a pretty shared rear garden the property boasts much to get excited about. The interior generously runs with a double-fronted layout to supply a large kitchen/diner, separate reception, three bedrooms and bathroom. 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 conveyable 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. The bars, eateries and boutiques of East Dulwich are an easy walk. Closer still are the much loved pubs and restaurants of Camberwell!

The exterior sits back from the gently sloping tree lined grove behind mature trees and hedging. Steps lead down from the shared front garden to your private entrance opposite which sits your two vault storage points. A neat inner hall with recessed storage for coats and brollies greets you well. To the left, through an open arch, sits your reception which enjoys a large front facing sash window and plenty of space for lounging and formal dining. The far side of the hall invites you to a well appointed kitchen/diner which also enjoys a front facing sash window. Moving rear you meet a hallway offering access to each of your three bedrooms, the middle of which supplies access to your shared patio garden. It's leafy, sunny space with abundant greenery.

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 further services to Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water). 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, a short walk down the Grove as are Silk Road and Ganapati's in Bellenden Road. Camberwell School of Art and the Dulwich Foundation schools are all a short drive, bike or bus ride away. Lyndhurst Primary School and 2 highly rated nursery schools are within a short walk. There are plenty of shops nearby including a host of independent food shops on Camberwell Church Street and Camberwell Green, plus a 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 and residents only Lettsom Gardens is a short hop and you have the Butterfly Tennis Club on your doorstep.

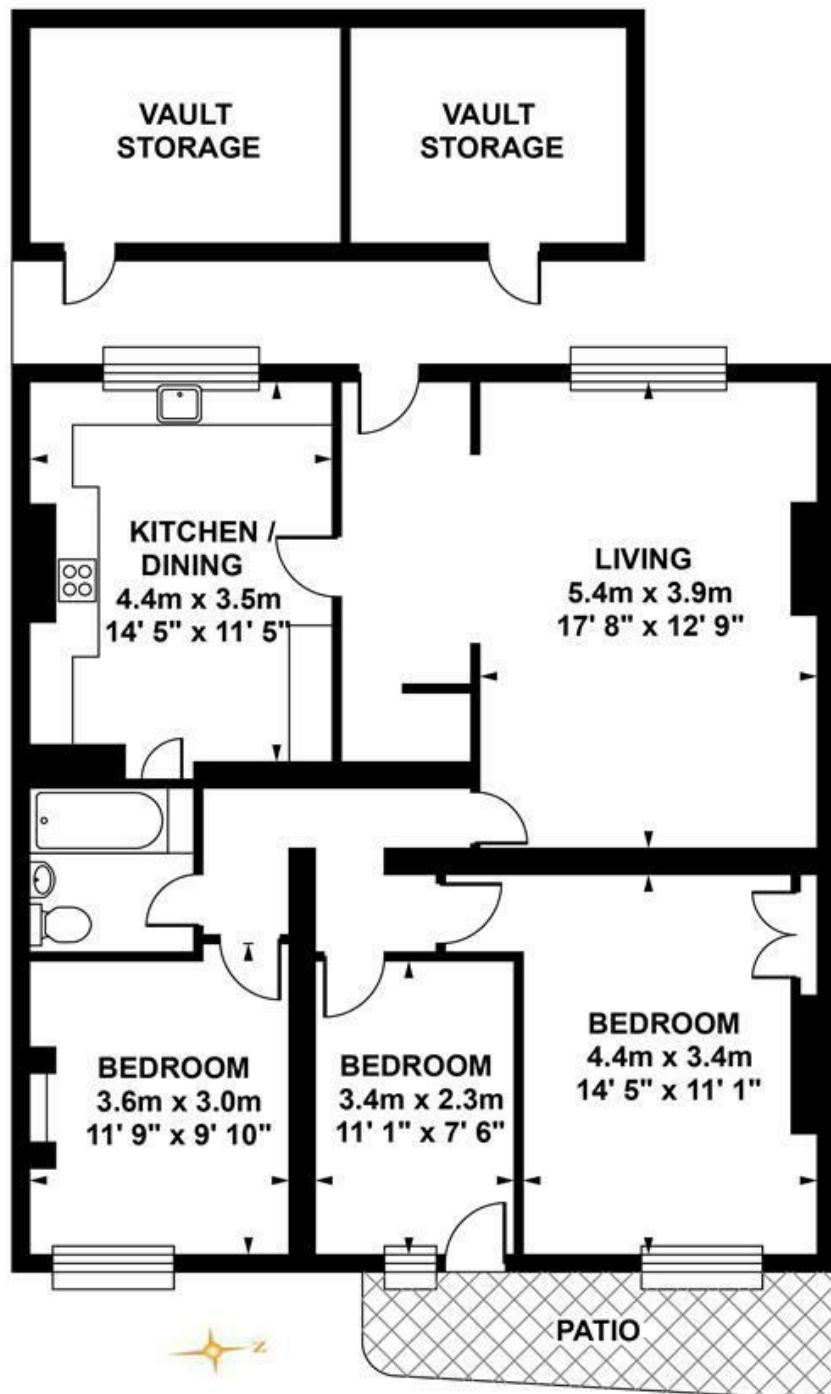
Tenure: Share of Freehold

Lease Length: 993 years remaining

Council Tax Band: C

CAMBERWELL GROVE SE5

LEASEHOLD - SHARE OF FREEHOLD



LOWER GROUND FLOOR

Approximate. internal area :

109.16 sqm / 1174 sq ft

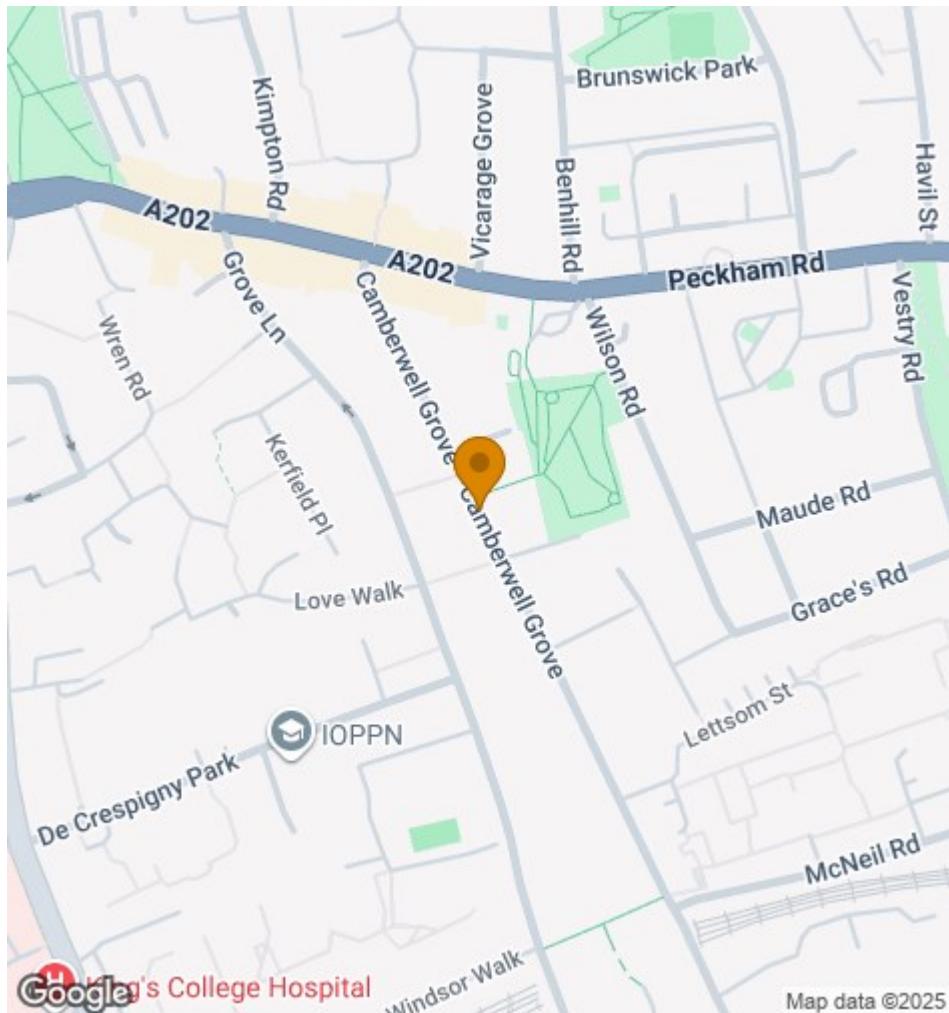
CAMBERWELL GROVE SE5

LEASEHOLD - SHARE OF 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 |  |
| 73 | | 80 | |

| 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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