

CHAMPION GROVE, CAMBERWELL, SE5

FREEHOLD

£2,375,000

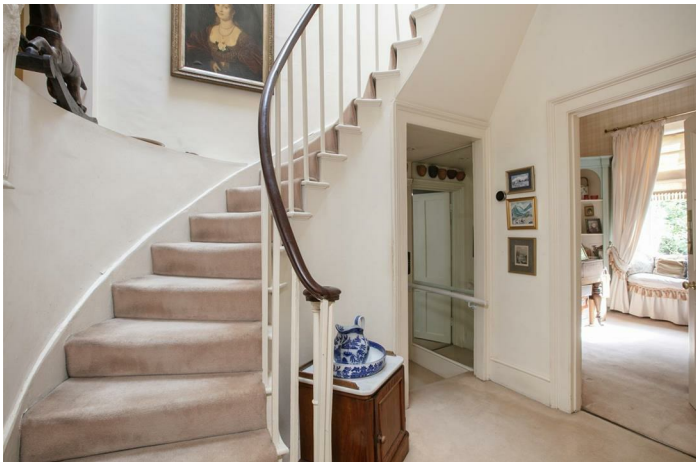


SPEC

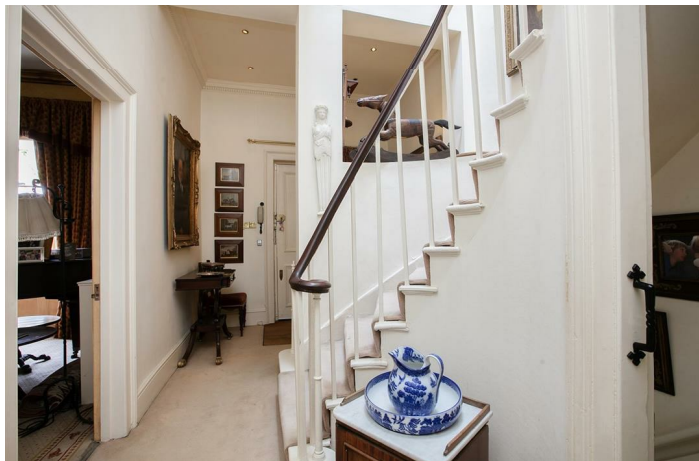
Bedrooms : 4
Receptions : 2
Bathrooms : 2

FEATURES

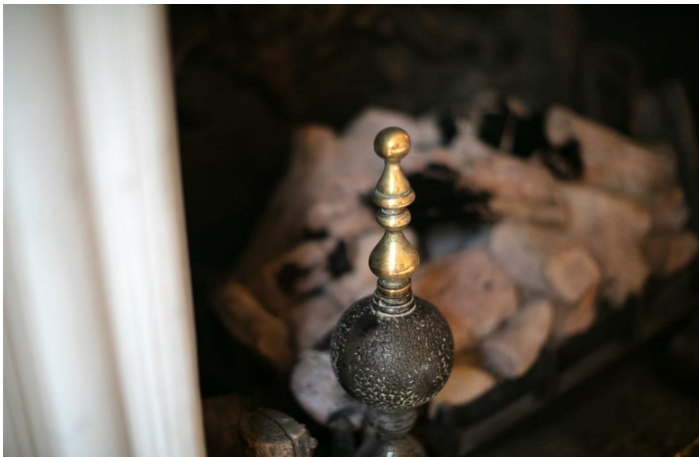
Highly Prized Period Setting
Beautiful Original Features
Off Street Parking
Generous Rear Garden
Freehold



CHAMPION GROVE SE5
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Elegant and Substantial Late Georgian Four Bedroom Home with Generous Garden - CHAIN FREE.

Boasting abundant original charm, this wonderful period home supplies a sympathetic interior, generous proportion and fantastic rear garden. Original features include grand doric columns, cornicing, fireplaces and a most wonderful curved staircase. The accommodation is spread lavishly over three floors to include a truly magnificent double reception, large kitchen/diner, second reception/4th bedroom, three additional bedrooms, study, two bathrooms, wc and utility area with storage. The property also benefits from off street parking for two cars. This peaceful, mature enclave is incredibly quiet and highly sought after. It is also well populated with similarly handsome period homes from the Georgian, Regency and Victorian periods. The locale is as inviting - luscious Lordship Lane and its bountiful bonanza of bars, boutiques and delis is walkable in around 10 minutes. Camberwell offers a further hive of social delights. World class eateries and popular pubs will keep you busy all year round. Transport wise you're spoilt with nearby Denmark Hill. East Dulwich offers further services. Both are walkable in around 7 minutes. The property is also a 15-20 minute walk from Dulwich with its elegant mix of bars, boutiques and restaurants. The much loved Dulwich Picture Gallery will delight all year round as will the beautifully presented Dulwich Park.

The exterior stands tall and handsome behind a well maintained front garden. Original doric columns flank the original door. Inside you find a welcoming hall with that superb curved staircase. The double reception sits to the right and boasts a wonderful aspect to front and rear. It's a room for all seasons - we can imagine enjoying leafy summer garden scenes and warming by the fire come winter. A rear facing study/reception room sits off the hall as does a family bathroom.

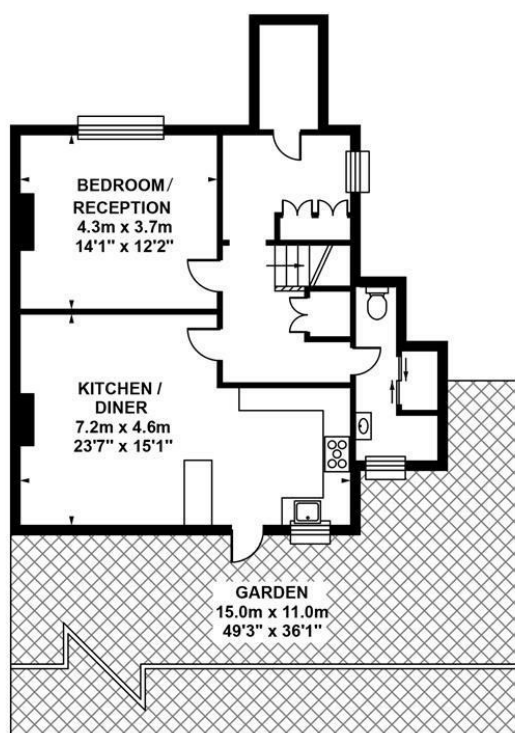
Heading downward to the lower landing you find a handy utility area with recessed storage space - great for golf clubs, Mr Muscle and vino. A front-facing reception/bedroom sits next to the well proportioned kitchen/diner. This stretches over 7 metres in width to afford plenty of cooking and dining space. Garden access is also offered from here. It's a generous and leafy spot with patio, detached garden studio and raised lawn. A wc and utility/laundry room complete the lower ground floor. Ascending your seductively curving staircase you find an amazingly bright first landing. The master bedroom enjoys more garden views and an adjoining en suite bathroom with both bath and walk-in shower. A similarly sized double fronts the street. A single bedroom with more peaceful streetscape views completes the tour.

This property is in a highly prized and remarkably quiet spot, a mere seven minutes on foot from Denmark Hill station (zone 2) with fast and regular services to Victoria, Blackfriars AND the fab London Overground Line. Canary Wharf (via Canada Water) is a mere 16 minutes! East Dulwich station isn't far either. Eating in? You're a short drive from the big Sainsbury's on Dog Kennel Hill. Eating out? Camberwell, Lordship Lane or Dulwich will provide a vast and varied choice of restaurants and bars. The well thought of Dog Kennel Hill Primary School is a block away while the Foundation Schools in Dulwich Village are all within easy access. The lovely Ruskin Park is a mere seven minute walk - great for the kids or walking the dog.

Tenure: Freehold

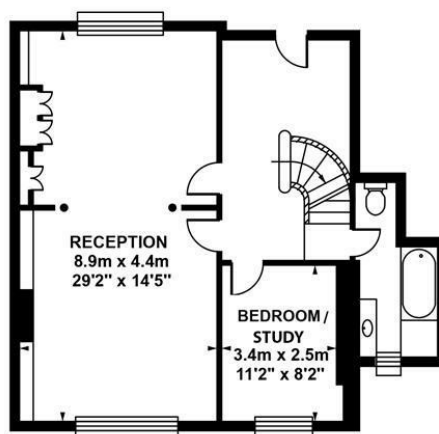
Council Tax Band: F

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FREEHOLD



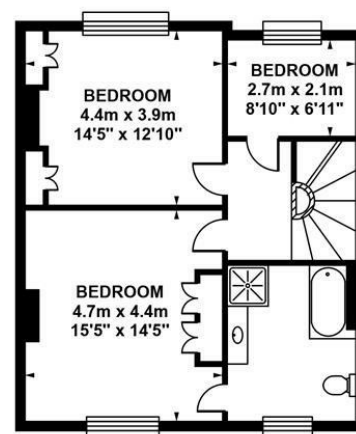
LOWER GROUND FLOOR

Approximate. internal area :
70.27 sqm / 756 sq ft



UPPER GROUND FLOOR

Approximate. internal area :
66.28 sqm / 713 sq ft



FIRST FLOOR

Approximate. internal area :
60.62 sqm / 653 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 197.17 sqm / 2122 sq ft

Measurements for guidance only / Not to scale

CHAMPION GROVE 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 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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