

GROVE PARK, CAMBERWELL, SE5

LEASEHOLD

GUIDE PRICE £950,000 - £1,100,000





## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 2

Lease Length : 105 years remaining

Service Charge : £1484.50 per annum

Ground Rent : £200 per annum

## FEATURES

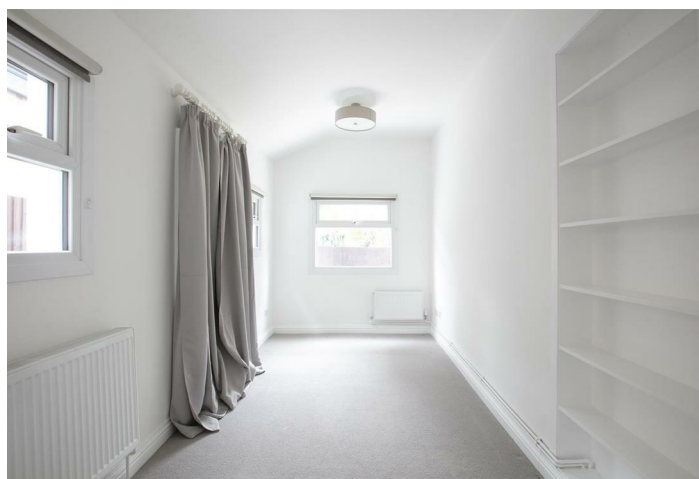
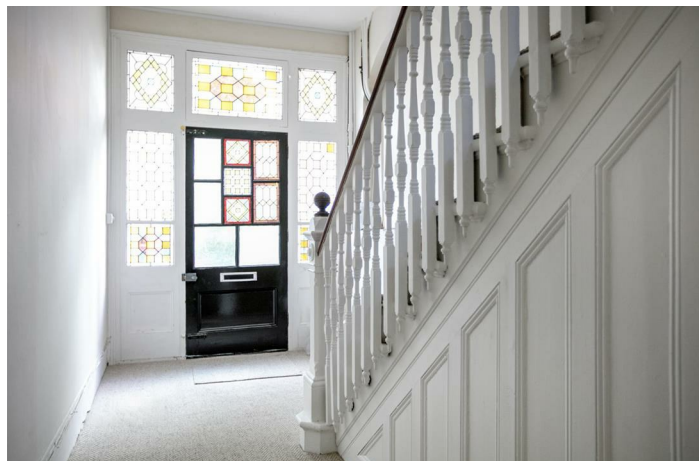
Private Garden

Newly Refurbished

Impressive Proportions

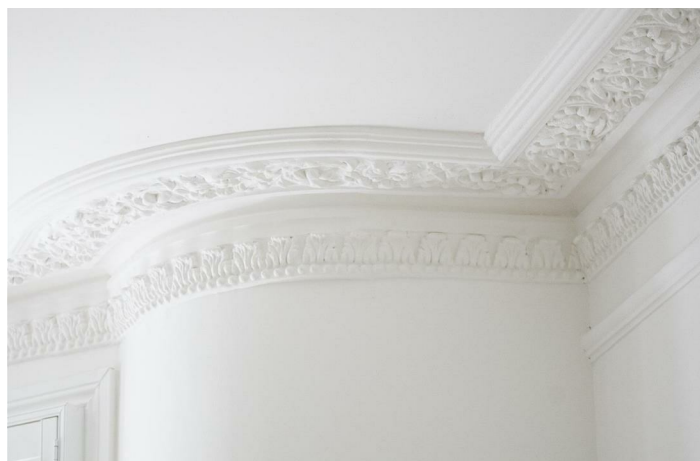
Lower Ground Utility Room

Leasehold



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GUIDE PRICE £950,000 to £1,000,000.

Gigantic Two Bedroom Period Conversion with Generous Garden - CHAIN FREE.

Welcome to grandeur! A newly refurbished period conversion of remarkable proportions, lavished across the ground floor of a handsome red-brick beauty. This glorious home brings together sublime period detail, high-end finishes and the sheer indulgence of space. You'll enjoy a magnificent open-plan kitchen/dining/living domain, two fine double bedrooms (one with en suite), a sleek family bathroom, a super-sized utility room on the lower ground floor, and a vast private garden that will keep you smiling through every season.

You're perfectly placed, too. The delights of Bellenden Road, East Dulwich, Camberwell and Peckham are all within strolling distance, with Warwick Gardens, leafy Lettsom Gardens (you'll get a key to this private oasis) and the sprawling Peckham Rye Common close at hand. Denmark Hill and Peckham Rye Stations whisk you to Victoria, London Bridge, Blackfriars, Elephant and Castle and beyond. The Overground also gets you swiftly to Shoreditch, Clapham and Canada Water for Jubilee Line connections.

Front of house impresses straight away: a long leafy approach and a most handsome period façade. The original front door – adorned with stained glass – opens to a communal hall of stature. Step inside and prepare to be wowed by your cavernous kitchen/dining/living space (over 30 square metres). Ornate cornicing, a ceiling rose, and contemporary integrated lighting all set the tone. A stately mantel surrounds the stove, while immaculate Plain English cabinetry, a generous butler sink, integrated dishwasher and clever storage solutions deliver the goods.

From here, doors lead out to a paved patio and that oh-so-generous private garden – perfect for alfresco dining, play, or a spot of urban gardening. Sleeping quarters are just as dreamy. The principal bedroom fronts the grove with a vast bay window (with integrated seating and original stained glass). Cornicing, louvred shutters, fitted storage and a feature mantel with stove complete the magic.

To the rear, you'll find a chic family bathroom with honeycomb Fired Earth tiling, oversized basin and drencher shower. The second double bedroom is wonderfully peaceful, enjoying leafy views and its own en suite shower room. The lower ground utility room is a triumph – kitted out with washing machine, dryer and abundant storage.

Life here is as practical as it is pleasurable. Denmark Hill (Zone 2) is just a short away and delivers fast services to Victoria and Blackfriars with the Overground making light work of Shoreditch, Islington and Canary Wharf. Buses abound, and cycling puts you within 15–20 minutes of much of central London.

Food lovers are spoilt for choice – The Camberwell Arms (an Observer Food Monthly Best Sunday Lunch winner), TOAD Bakery (Time Out 21 best bakeries in London), Artusi, Ganapati, Flock & Herd, Life of Fish and The General Store are all within easy strolling distance. Rye Lane ups the tempo with Peckham Levels, The Bussey Building & Copeland Park, plus colourful market stalls and handy high-street names. When the sun's out, head skyward – Frank's Café and Forza Wine are unbeatable for rooftop views and summer vibes.

Families are well catered for too. An Ofsted Outstanding nursery sits just around the corner, and you're in catchment for two of the area's most loved primaries – The Belham and Lyndhurst.

Wellness is sorted with Camberwell Baths, Crank London, Yogarise, Zena Yoga and the Butterfly Tennis Club nearby, while Ruskin Park and Peckham Rye offer green open space for walks, picnics and play.

Tenure: Leasehold

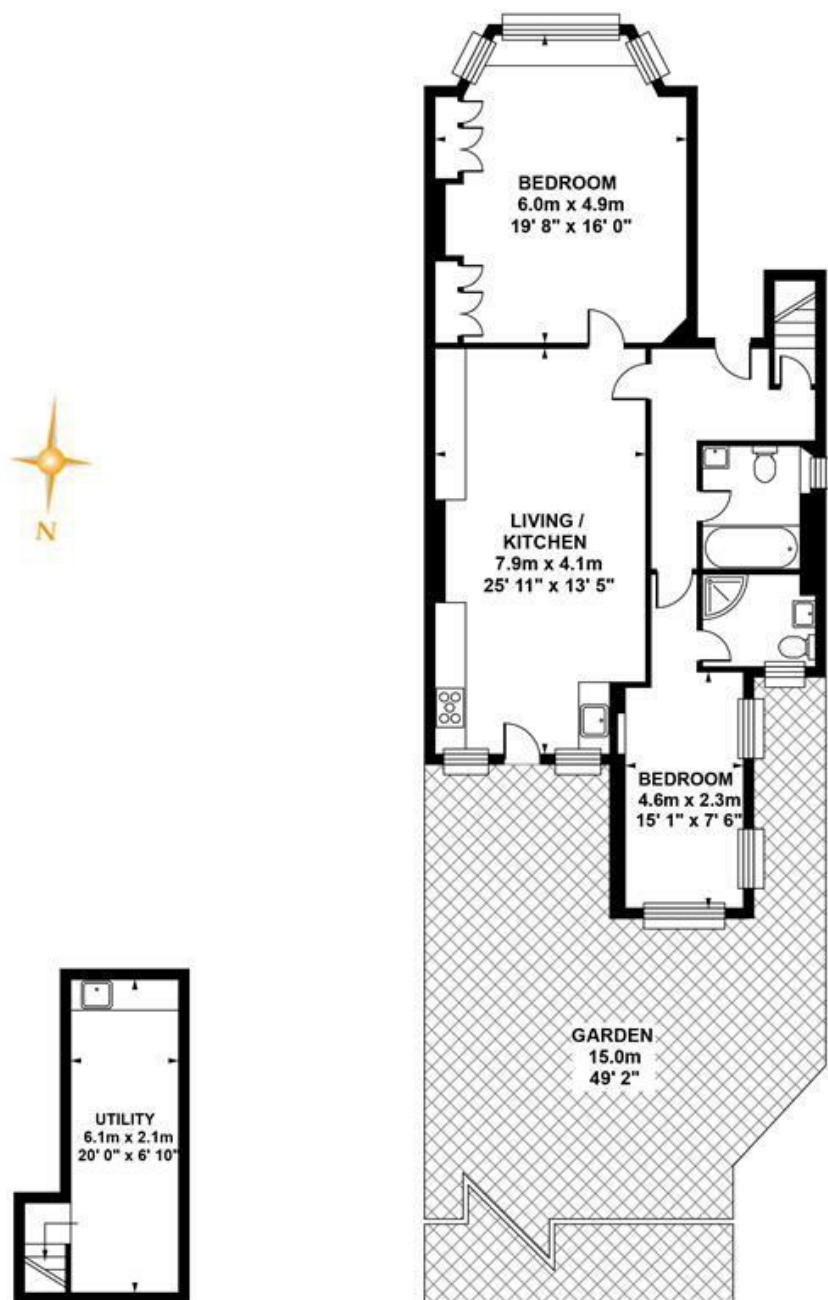
Lease Length: 105 years remaining

Council Tax Band: D



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**LOWER GROUND FLOOR**

Approximate. internal area :  
14.39 sqm / 155 sq ft

**GROUND FLOOR**

Approximate. internal area :  
91.87 sqm / 989 sq ft

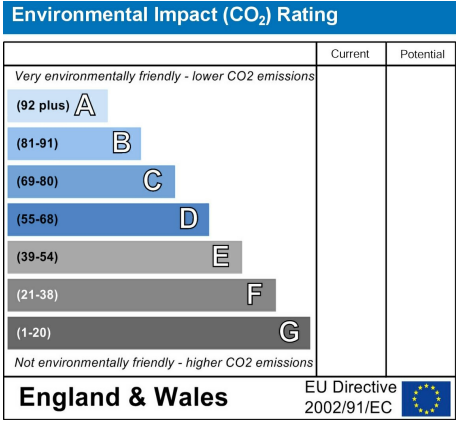
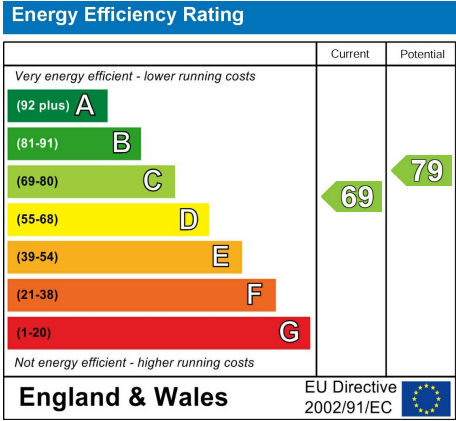
**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 106.26 sqm / 1144 sq ft

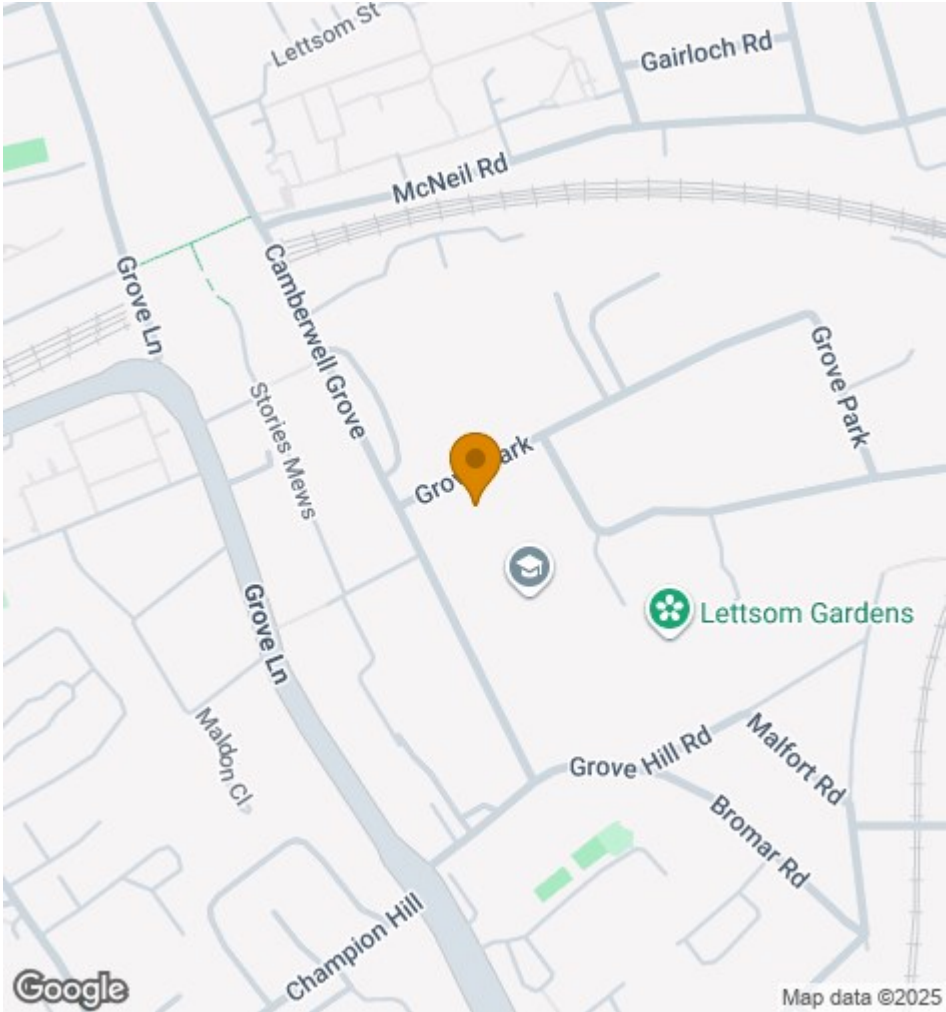
Measurements for guidance only / Not to scale

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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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