

CAMBERWELL GROVE, CAMBERWELL, SE5
SHARE OF FREEHOLD
GUIDE PRICE £475,000 - £500,000



SPEC

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Lease Length: 987 years remaining

Service Charge: £1440 per annum

Ground Rent: n/a

FEATURES

Georgian Building

Private Courtyard Garden

Private Entrance

Huge Double Bedroom

Open Plan Living Area

Share of Freehold



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LEASEHOLD - SHARE OF FREEHOLD



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Impressively Proportioned One Bedroom Georgian Conversion With Private Courtyard Garden - CHAIN FREE.

Placed in a beautiful surrounding, on the lower floor of a tremendous Georgian building, this plentiful one bedroom pad is larger than your average and comes with a private decked courtyard garden. Inside you'll find period features, tonnes of storage space and a swanky bathroom. A private entrance entices further! The sunny courtyard will delight throughout the year - it's a fine spot for chilling, working from home or entertaining. Camberwell Grove is arguably the best address in SE5, and its striking Georgian terraces are famous. Connections to central London are unbeatable from Denmark Hill with a 10 minute service to Victoria, Overground to Clapham / East London and further Thameslink services. There's an abundance of great cafes, restaurants and pubs within effortless walking distance. The new coffee shop, Saphi, by Denmark Hill station is proving a real hit and there is much excitement about the newly opened restaurant, the Kerfield Arms on Grove Lane. Other local favourites include Falafel Shawarma, Theo's, the Grove House Tavern, Stormbird, The Camberwell Arms and the super cool Brick Brewery.

It's a quiet building on a peaceful, leafy street. The handsome exterior sits behind a mature shared front garden with hedging. Steps lead down to your private door on the lower level. Once inside you find a long, wide hallway with oak flooring and neutral decor. There's oodles of space for coats, brollies and bikes. The super-sized double bedroom fronts the street through a lovely sash window with pretty shutters. A wide feature mantel continues the period charm offensive and there's a long wall of fitted storage to help keep things neat and tidy. The open-plan reception room runs uninterrupted from the hall with more wooden floors, tasteful decor and another fab feature mantel. This is flanked on either side with shelving. Comfortable lounging and dining space make for easy living and entertaining.

The kitchen adjoins to the rear boasting solid oak counters, wine cooler, modern white cabinets, double oven and a five ring induction hob. A lovely side facing double glazed casement window peers out over the private decked courtyard garden. This is accessed from the living room through double doors and has further storage and a sweet seating area. You'll just love sitting outside with a morning coffee. It doubles as a fine work-from-home space or al-fresco dining spot too. Your fully tiled, contemporary bathroom completes the tour with a modern loo, bath (with shower attachment) and a large wash hand basin.

No worries with getting to work - Denmark Hill station is no more than five minutes walk and has excellent services to London Bridge, Victoria and Blackfriars (all a 10-15 mins journey). The London Overground line is much loved. It will whisk you to Shoreditch, Dalston, Clapham and Canada Water for the Jubilee Line. Buses shoot up and down Camberwell Church Street and Grove Lane if you fancy the scenic route or after hours drinks in town. Sainsburys is a few minutes on foot, as are abundant watering holes and eateries.

You're a pleasant leafy 10 minute walk to Camberwell Church Street for any amount of social endeavours. A 10 minute walk in the other direction will deliver you to Lordship Lane and East Dulwich for another seemingly endless list of bars, eateries and boutiques. Bellenden Road is easily reached on foot for two cracking boozers and some top notch food spots - we love Ganapati and The Begging Bowl. Brixton, Herne Hill and Clapham are a breezy cycle too.

Tenure: Share of Freehold

Lease Length: 987 years

Council Tax Band: C



LOWER GROUND FLOOR

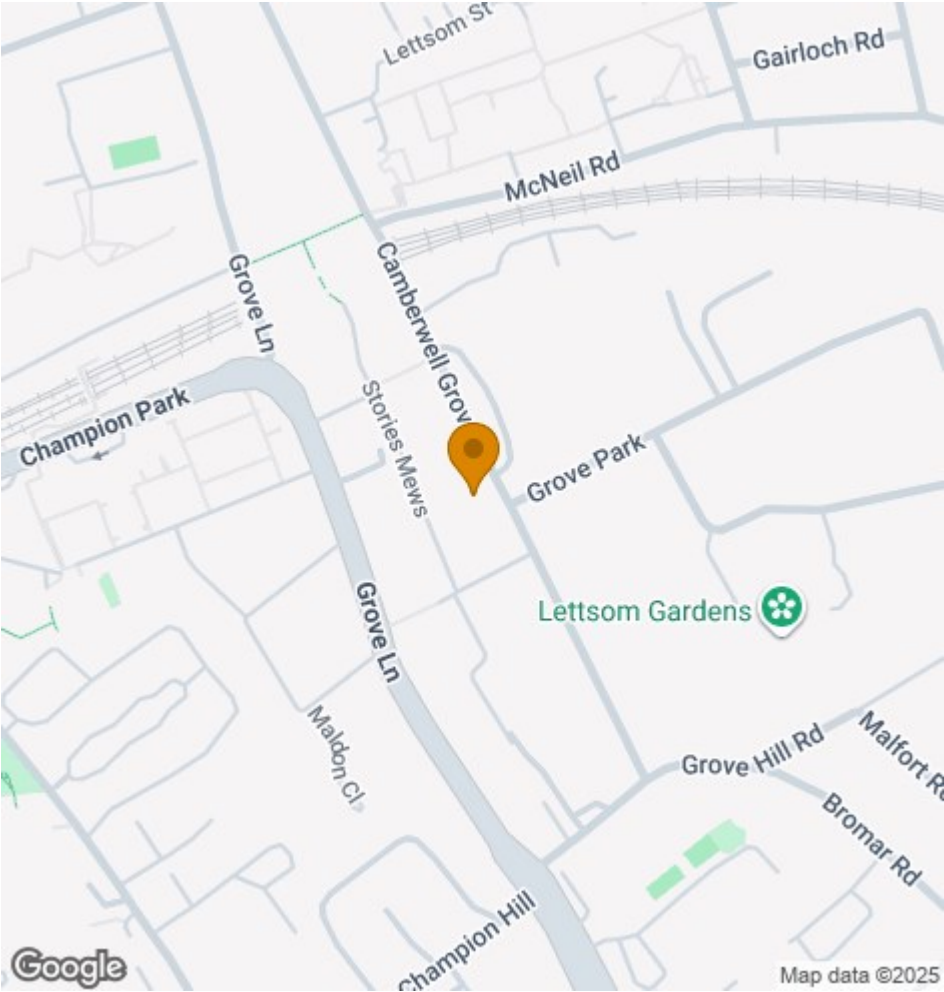
Approximate internal area : 62.54 sq m / 673 sq ft
Measurements for guidance only / Not to scale

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		
	70	79
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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