

CAMBERWELL GROVE, CAMBERWELL, SE5  
SHARE OF FREEHOLD  
GUIDE PRICE £700,000 - £750,000



## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length: 984 years remaining

Service Charge: £1800 per annum

Ground Rent: n/a

## FEATURES

Private Patio

Private Section of Garden

Sole Use of Vault Storage

Two Bedrooms Plus Study

Grade II Listed

Share of Freehold



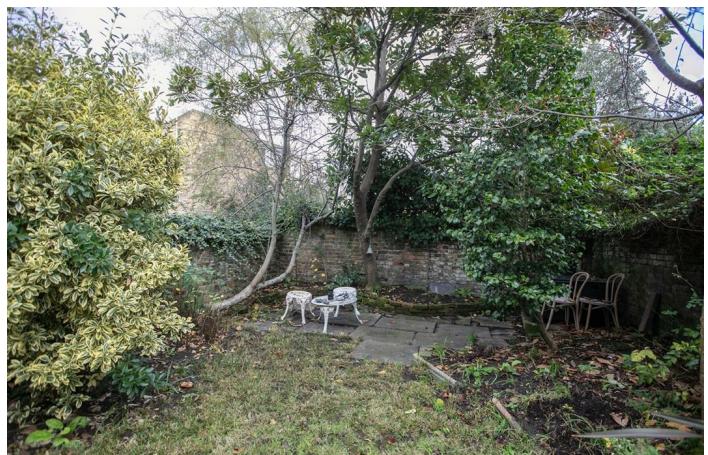
# CAMBERWELL GROVE SE5

SHARE OF FREEHOLD



## CAMBERWELL GROVE SE5

SHARE OF FREEHOLD



GUIDE PRICE £700,000 - £750,000.

Wonderful Georgian Two Bedder With Private Patio and Private Section of Garden - CHAIN FREE.

Renowned as one of the finest streets in London, Camberwell Grove displays many superb examples of Georgian and regency architecture. Not only are you in magnificent surroundings, but you are a few moments to Camberwell centre, and have Bellenden Road and East Dulwich as neighbours. This fantastic two bedroom (plus study) garden flat spans the entire lower ground floor of a particularly handsome flat fronted building, which was the birthplace of Napoleon's nephew! Communal front garden, private patio and access to a large rear garden (this flat privately owns half), the property boasts a spacious living area, contemporary kitchen and modern bathroom. Sole access to generous vault storage adds to the charm. Transport from here is a cinch with nearby Denmark Hill offering swift services to Victoria, Clapham, Shoreditch and Canada Water for the Jubilee Line. In addition to the excellent rail links of Denmark Hill, there are a multitude of buses running close by offering swift services to the City and West End. The Oval and Elephant and Castle Underground stations are both a short bus ride away. The very excellent Lyndhurst Primary is but a moment's stroll as are a plethora of eateries and coffee shops including Theo's, Good Neighbour, and the much-loved FM Mangal.

The elegant exterior enjoys a classical three-windows-wide frontage and sits handsomely in a row of similarly attractive Georgian properties. Past the very deep, landscaped front garden with York stone paving you find an iron spiral staircase leading downward. The private lower terrace offers a fine spot to sit. The flat enjoys sole use of a super deep vaulted rooms. It's ideal for bikes, trikes, Christmas trees and any amount of whatnot. A contemporary glass paned front door opens into a hall area with floor to ceiling cupboards to the right (housing a washing machine and dryer amongst general storage). Turn left and enter the fab open plan living space which incorporates generous lounging, dining, entertaining and cooking space.

Ahead is the galley style kitchen area with modern units and Quartz worktops. Appliances include a four ring electric hob, oven, integrated fridge/freezer and dishwasher. A breakfast bar separates the areas and the walls are calming neutral shades. Downlighters are installed above for the perfect mood lighting. Off the rear hall you find a roomy bathroom to the left with a modern finish. Opposite this sits the first bedroom that has direct access to the garden. It will comfortably fit a double bed and storage. At the end of the hall comes the second bedroom which enjoys an adjoining dressing area/study. The study area has wall-to-wall cupboards to the left and a pretty rear-facing window. The garden has two separate terraces. The original brick terrace near the house is a perfect spot for morning coffee in the sun whilst the rear York-stoned terrace promises a perfect venue for a secluded al-fresco dinner under the fragrant mature magnolia. The lovingly maintained mature borders include well-established wisteria, camellia and an array of roses. A mature crab-apple tree supplies dappled shade. Keen gardener? One could also cultivate a substantial veg bed alongside the lawn and herbaceous borders! This lovely outside space is currently shared (with just one other flat) but could easily be partitioned to create a private garden. There is also additional vault storage toward the rear of the lower terrace.

You're within a ramble of the best of Camberwell - bars, eateries and bountiful London bustle. Nearby green spaces include the charming Brunswick Park with its tennis courts, gallery and café. Even closer is St Giles Church grounds - it's a lovely spot for peaceful contemplation. Transport links are equally impressive with Denmark Hill an easy 10-minute stroll. It boasts direct trains to Victoria, Blackfriars, Elephant & Castle, St Pancras and more. The London Overground Line will whizz you to Shoreditch, Clapham and Canada Water for the Jubilee Line. Quality gastro pubs abound. We love the award-winning Camberwell Arms. Camberwell Art School and the Dulwich Foundation schools are all a walk, short drive or bus ride away and there are plenty of shops nearby including a host of independent food shops in Camberwell Green. Keeping fit? The wonderful period Camberwell Baths and gym is stunning and within 60 seconds from your door. Ruskin Park is a short hop and you have the Butterfly Tennis Club on your doorstep - anyone for Pimms?

Tenure: Share of Freehold

Lease Length: 984 years remaining

Council Tax Band: C



#### LOWER GROUND FLOOR

Approximate Internal Area :-  
70.33 sq m / 757 sq ft

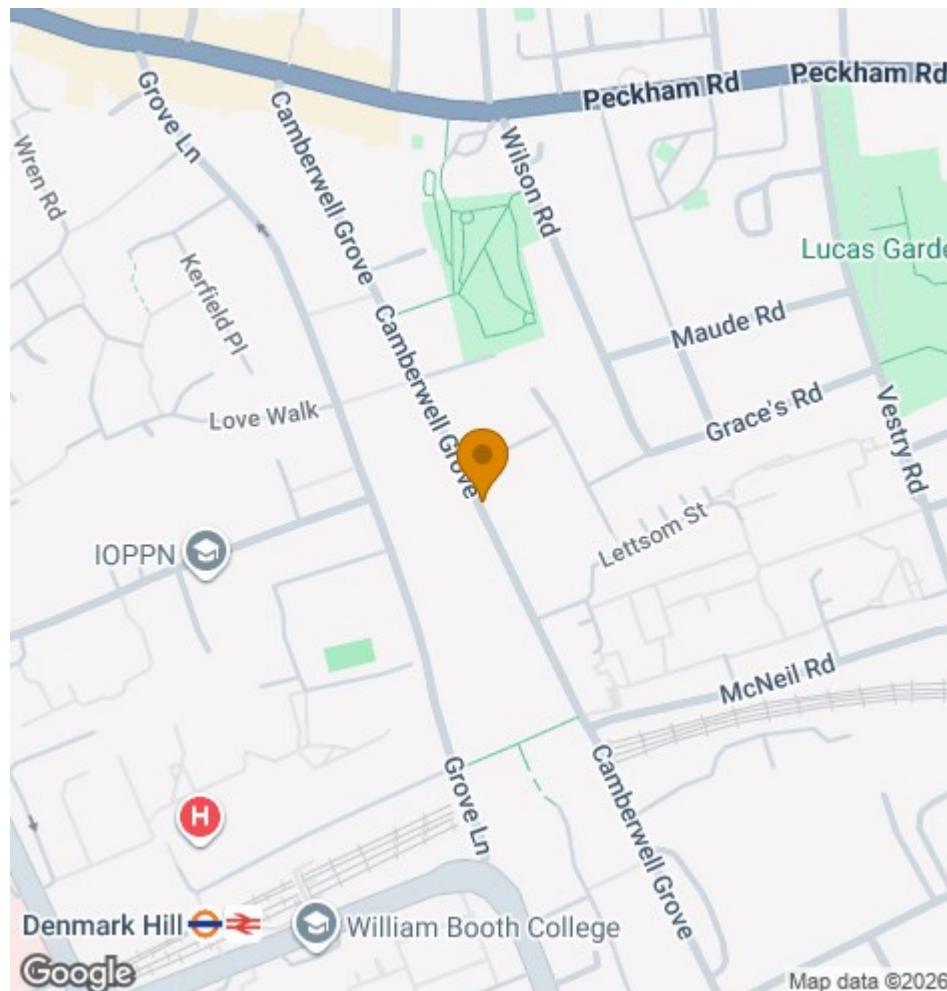
#### TOTAL APPROX. FLOOR AREA (excluding vault storage)

Approximate Internal Area :- 70.33 sq m / 757 sq ft  
Measurements for guidance only / not to scale

**CAMBERWELL GROVE SE5**  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	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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