

CAMBERWELL GROVE, CAMBERWELL, SE5

LEASEHOLD

£675,000





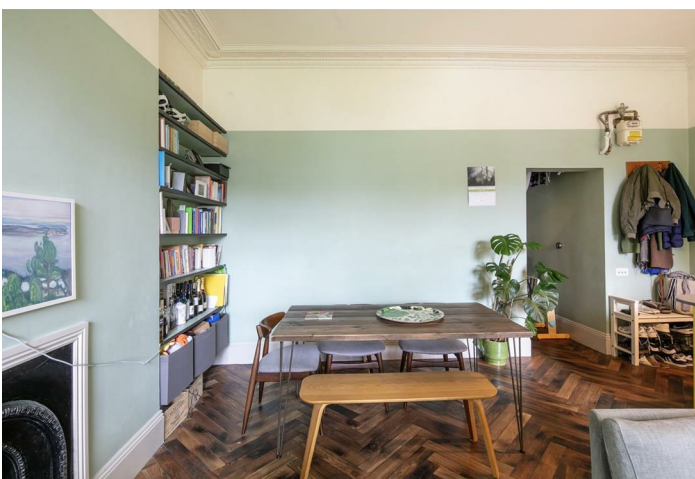
## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 1

Lease Length : 141 years remaining  
Service Charge : £120 per annum  
Ground Rent : peppercorn

## FEATURES

Wonderful High Ceilings  
Shared Rear Garden  
Contemporary Kitchen and Bathroom  
Conservation Area  
Leasehold





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Wonderful Two Bedroom Georgian Conversion with Shared Garden - CHAIN FREE.

Resting along the tree lined and magical Camberwell Grove you'll find this spacious two bedroom period flat complete with high ceilings, period detail and well-proportioned rooms. Large Crittal windows throughout afford you floods of natural light. It's a bright and airy environment. Accommodation comprises a wonderful front-facing open plan living space, two lovely bedrooms and a swanky bathroom. There's plenty of storage too. A shared rear garden allows for summer sunbaking or a nice read of the papers. The location is unrivalled for local amenities and leafiness. The Camberwell Grove Conservation Area boasts some of the finest Georgian, Regency, Victorian and Edwardian architecture in south London. Camberwell and East Dulwich are each walkable and transport is easy with Denmark Hill station offering swift, frequent services to Blackfriars, Farringdon, Victoria, Shoreditch, Clapham and Canada Water for the Jubilee Line. A most enjoyable stroll down the tree lined Grove leads to cool Camberwell and its flood of eateries and social attractions. Bellenden Road and its Boho list of hot spots is also walkable - have you tried the Begging Bowl or The Victoria Inn?

The exterior stands tall and handsome behind abundant greenery and a long shared front garden. A lovely original period door with arched fanlight opens to a communal hall where you find the flat's entrance on the ground floor. Inside you meet a most impressive reception with two magnificent Crittal windows with original panes, frames and handles. Super high ceilings, ornate original cornicing and perfectly chosen tones to picture rail level add to the charm. There's a period feature fireplace and some noteworthy herringbone Parquet flooring.

The contemporary kitchen affords a vibrant complementary splash of yellow with abundant cabinets running into an L. These are topped with wide grey granite counters. Appliances include a four ring electric hob, oven and integrated fridge. You'll enjoy plenty of formal and family dining space and oodles of lounging potential. A long bathroom comes next along the hall and boasts a deep plunge bath with jet feature and drencher. This is paneled in wood and has eye catching tiling. There's a neat wash hand basin, mirrored units, heated towel rail and a wall hung loo.

Bedroom one comes next with more plush Parquet, a tall Crittal window and ingenious raised storage mezzanine that sits over the loo. The master bedroom supplies a leafy aspect on three sides including two utterly charming tall single pane windows with cute bespoke shutters. It's a super generous and peaceful space with a long run of built-in wardrobes.

In addition to the impressive connections available at Denmark Hill Station, 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, FM Mangal is divine and The Crooked Well and Theo's Pizza are each worth a repeat visit. Camberwell Art School and the Dulwich Foundation schools are all a short drive or bus ride away and 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 is a short hop and you have the Butterfly Tennis Club on your doorstep.

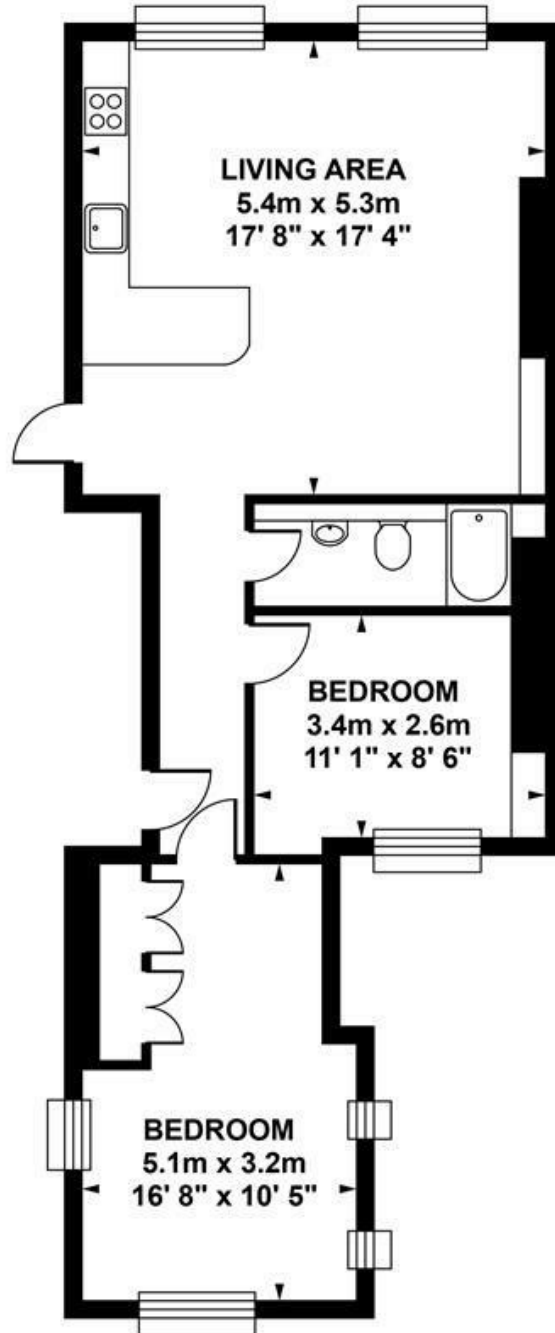
Tenure: Leasehold

Lease Length: 141 years

Council Tax Band: C

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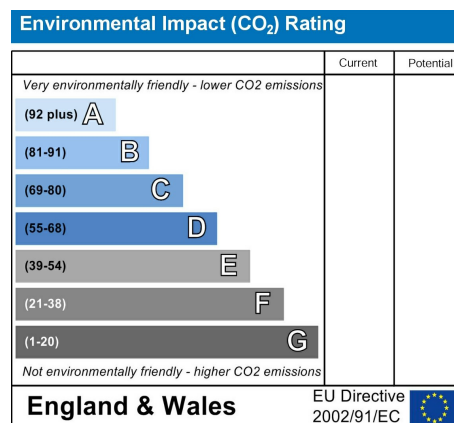
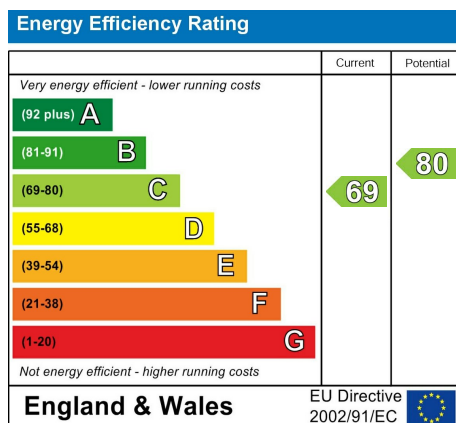
## GROUND FLOOR

Approximate. internal area :  
62.18 sqm / 669 sq ft

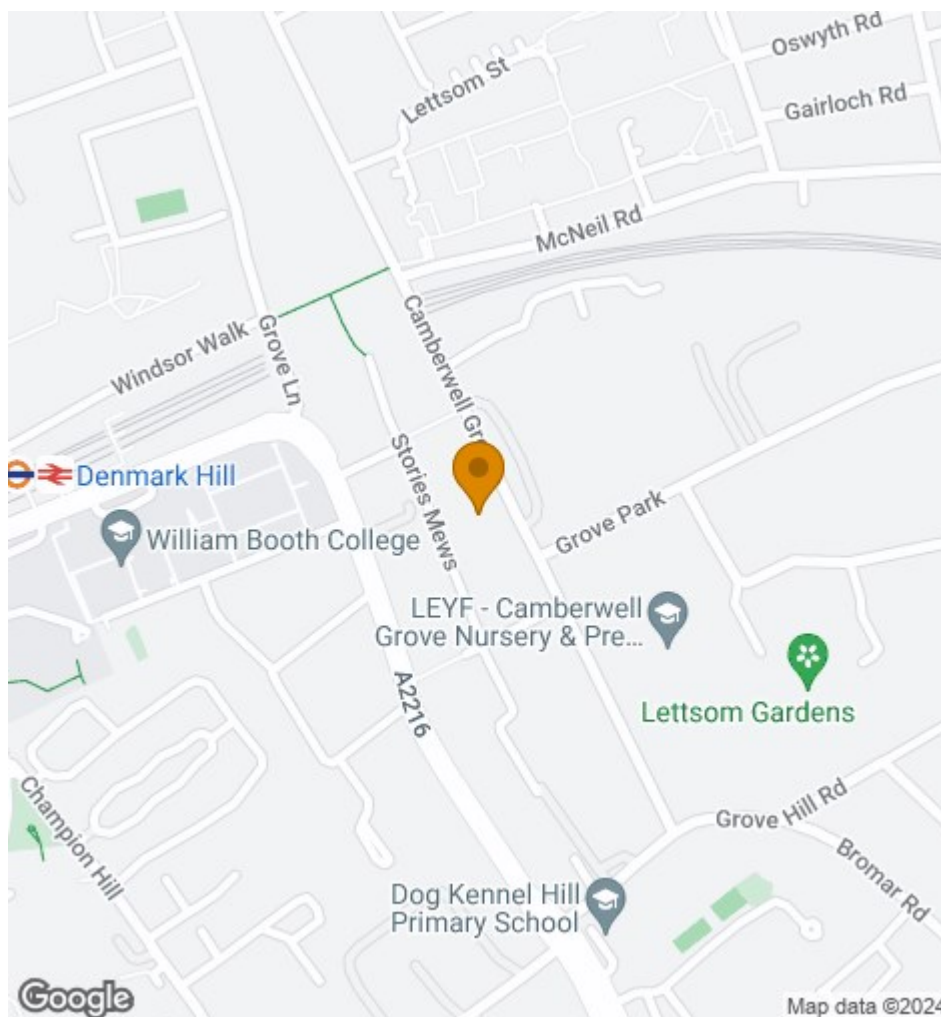


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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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