

NO FLIES

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Grove Hill Road, Camberwell, SE5

£625,000

Share of Freehold

Chain Free - Pretty two bedroom Victorian apartment with garden in an excellent location.



Private Garden

Chain Free

Great Location

Local Transport

Denmark Hill

Approx. 800 metres away
Destinations: **Blackfriars, Kings Cross, Victoria, Clapham Junction and Canada Water** (for connection to Canary Wharf).

East Dulwich

Approx. 400 metres away
Destinations: **London Bridge.**

P13, 185, 176, 40

Approx. 50 -400 mtrs away
Destinations: **Streatham New Cross, Victoria, Waterloo, Charing Cross Road, Tottenham Court Road & London Bridge.**

This pretty two bedroom garden apartment , which is being sold chain free, is on the ground floor of a Victorian property on Grove Hill Road, close to its junction with Ivanhoe Road, a quiet road tucked away just behind Dog Kennel Hill. The flat is roughly equidistant from the centres of each of East Dulwich, Peckham and Camberwell. So, within a ten to fifteen minute walk you can be enjoying the bars, restaurants and independent shops of any of these increasingly fashionable south London neighbourhoods. The Bellenden area of Peckham is less than a 10 minute stroll away.

Both Denmark Hill (which provide direct services into Victoria (13 mins), Blackfriars (14 mins), City Thameslink (16 mins) and King's Cross/St.Pancras (24 mins) as well as London Overground services providing connections to Jubilee line services to Canary Wharf) and East Dulwich railway stations (providing additional direct services to London Bridge (c.10 mins)) are within an easy walk of the property and frequent bus services are available within a few minutes walk on Dog Kennel Hill to destinations including the City and West End.

You approach the property through the front garden and enter into the well-maintained communal hallway, where you will find the door to the apartment on your right. Upon entering the apartment you find yourself in the hall, which benefits from some built-in storage and coat storage. The hallway has a wooden floor, which extends on into the kitchen and reception room.



Immediately to your right upon entering the apartment is the reception room. This is a bright, high ceilinged room, with a bay window looking out onto Ivanhoe Road. This room has an open hearth with wooden surround. This is a lovely garden flat in a great location. Your early viewing is recommended.



Adjacent to the reception room is the bathroom. This is nicely fitted with a modern, white three-piece suite comprising handbasin with vanity unit, low level WC and bath with over bath shower. There is also a heated towel rail.



Returning to the hallway and proceeding towards the rear of the apartment, you first pass, on your right, the kitchen. This is fitted with a range of cream panelled units with a wood block worksurface. There is a large Butler's sink and room for freestanding appliances. From the kitchen a large sash window looks out onto the side return of the property and the garden beyond. Opposite the kitchen in the hallway is the door into the cellar, which extends all the way to the front of the property and provides large amounts of useful storage space.

Next along the hallway is the first of the bedrooms. This is the smaller of the two, but is a bright and pretty room with both a double glazed sash window looking out onto, and a double glazed panelled door leading out onto, the side return.



At the rear of the property is the second bedroom. This is a spacious double room with a sash window to the side aspect and glazed double doors to rear aspect, which are fitted with panelled period style shutters and lead out onto the rear garden.

Externally this pretty flat benefits from a private garden and wide side return, access to which is possible through a gate leading into the front garden.



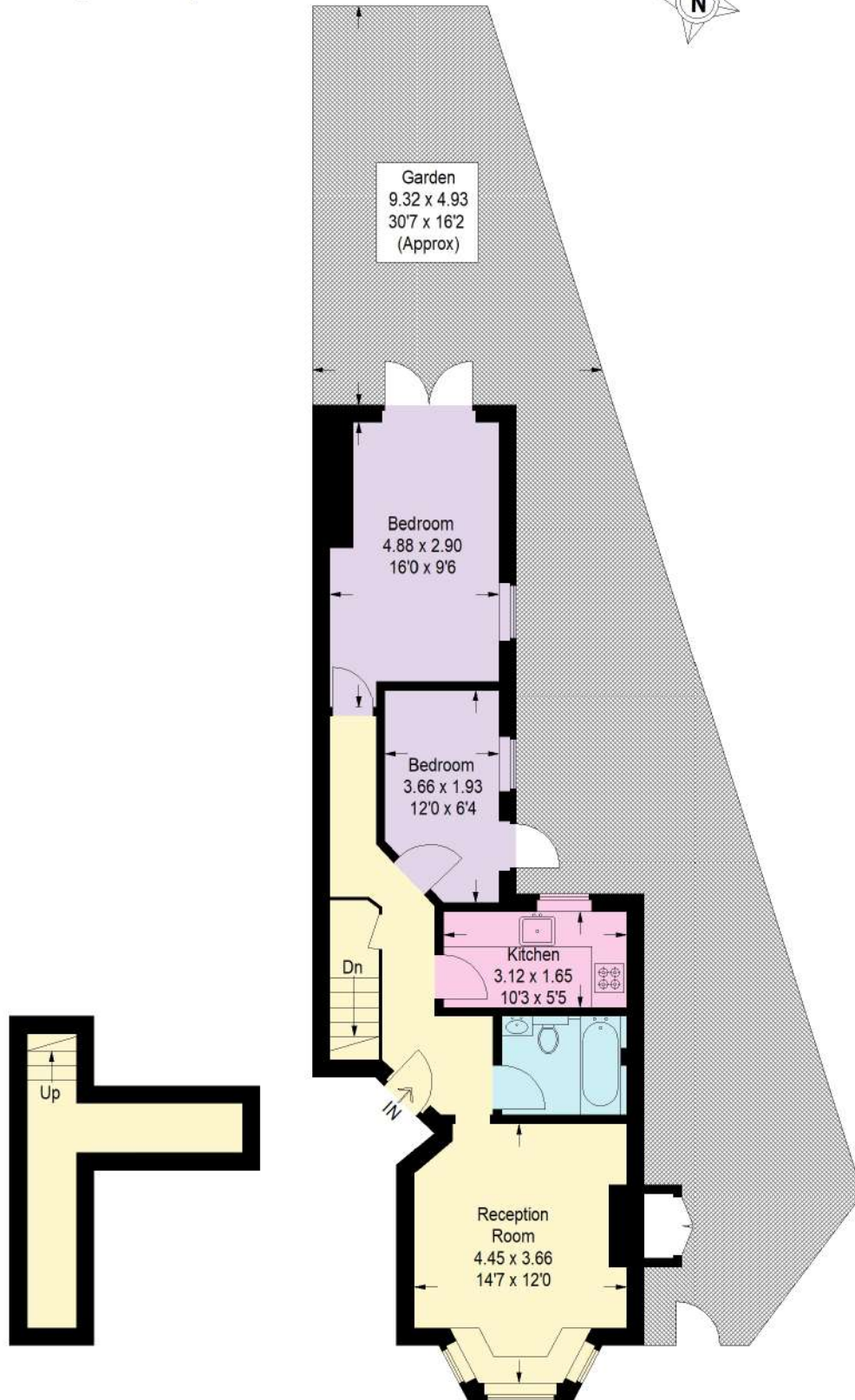
The side return could, STPP, provide scope to further extend the footprint of this property. The rear garden comprises a raised paved area, with a number of beds planted with shrubs and perennials, and a lower area (on the same level as the apartment itself), which is laid to concrete and would be the perfect spot for outside dining or entertaining during the warmer months.

This is a lovely apartment with bags of potential in an enviably convenient location for each of Peckham, Camberwell and East Dulwich. It comes with a share of the freehold and is being sold chain free. Your early viewing is recommended.

Grove Hill Road, SE5

Approximate Gross Internal Area

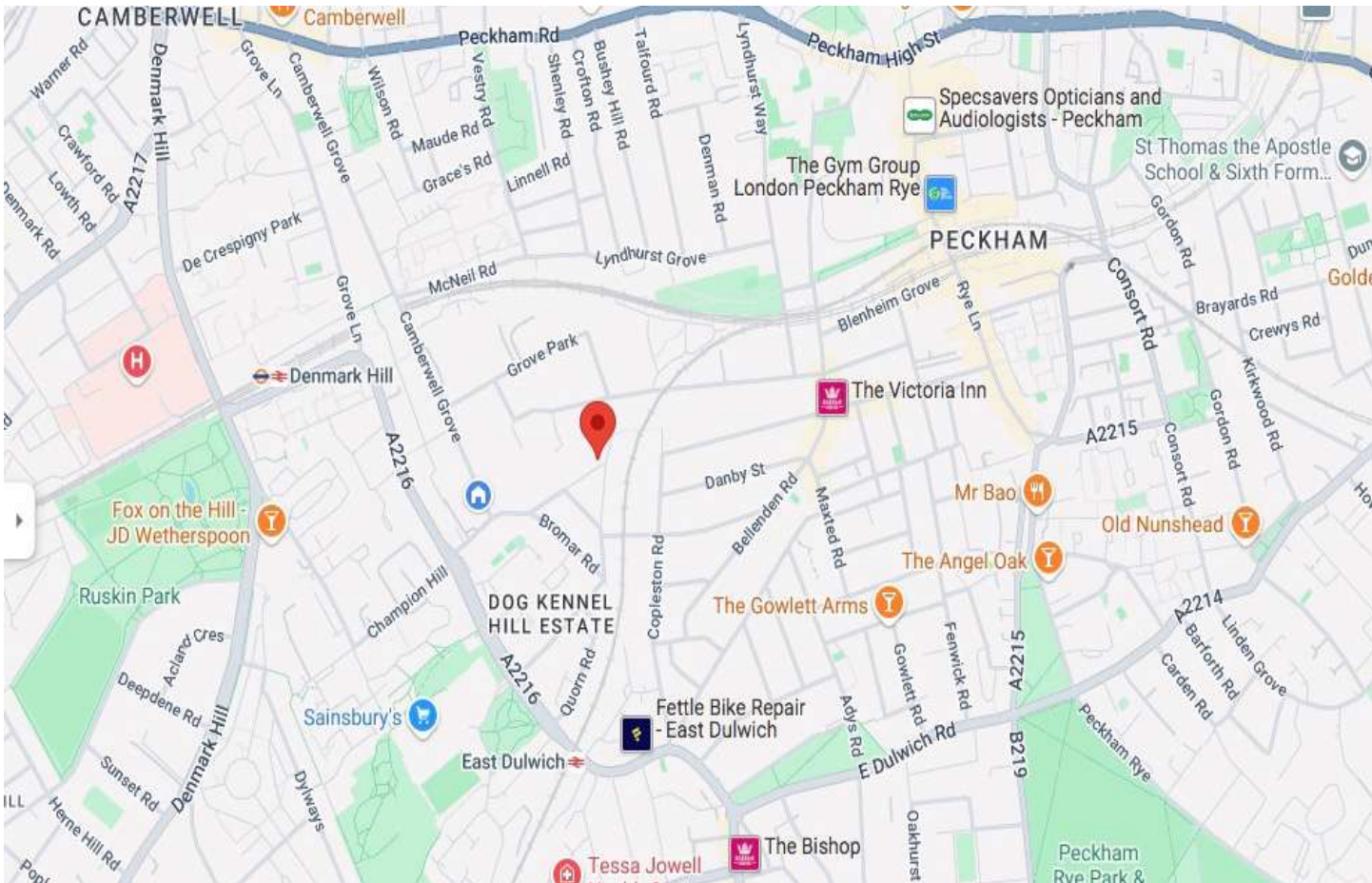
63.0 sq m / 678 sq ft



Cellar

Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1131737)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

To arrange a viewing of this property please call us on 020 7737 8047 or visit www.no-flies.co.uk for further details.

Viewing strictly by appointment only with No-Flies.