

CAMBERWELL GROVE, CAMBERWELL, SE5  
SHARE OF FREEHOLD  
£550,000



## SPEC

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Lease Length: 999 years remaining

Service Charge: £2200 per annum

Ground Rent: £100 per annum

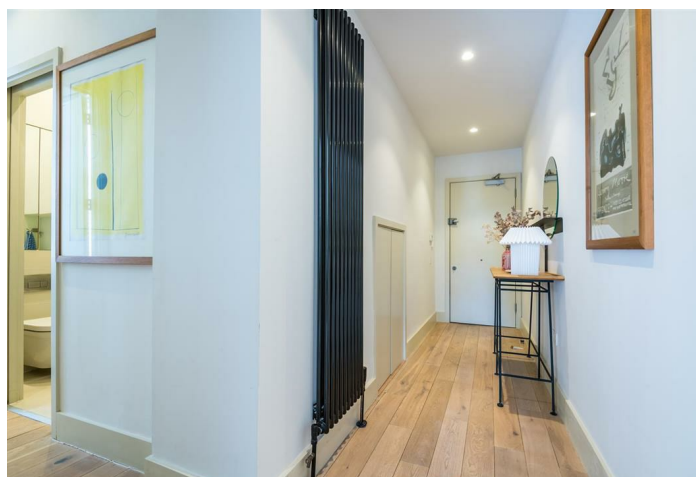
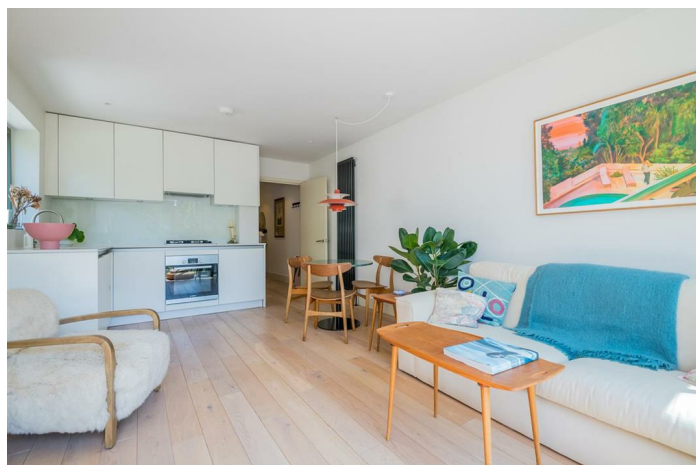
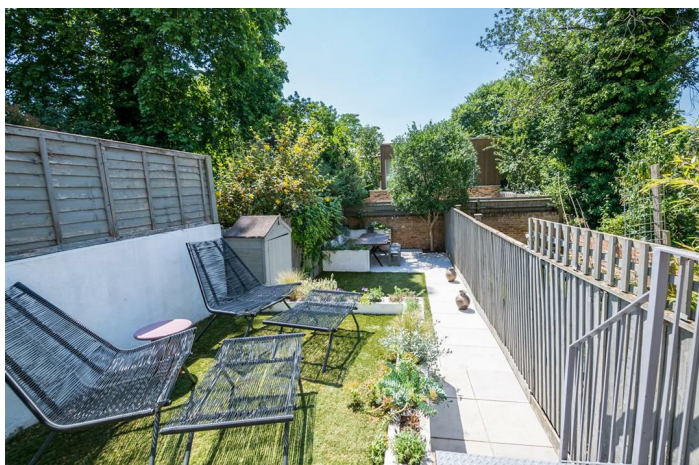
## FEATURES

Beautifully Redesigned

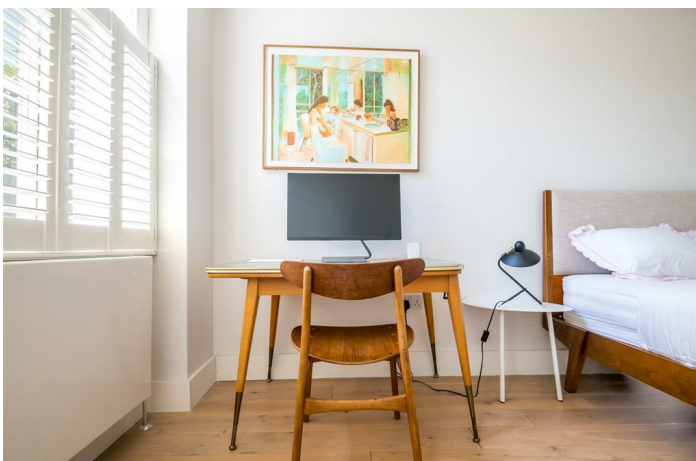
Private Landscaped Rear Garden

Camberwell Grove Conservation Area

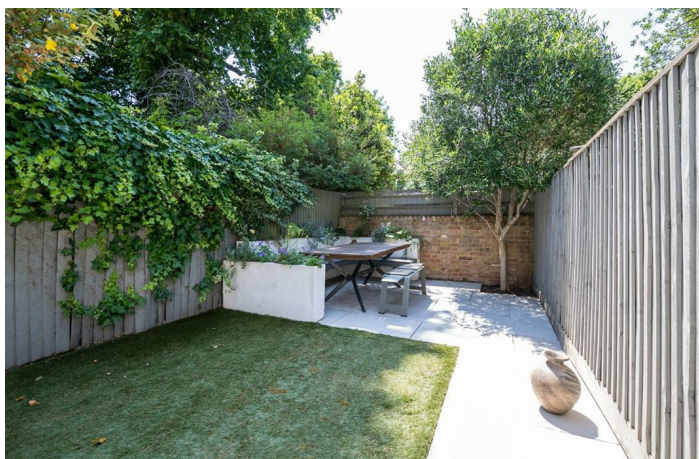
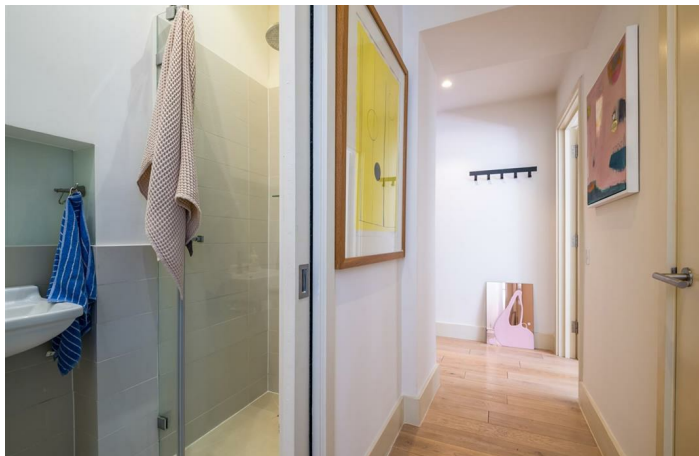
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CAMBERWELL GROVE SE5  
LEASEHOLD - SHARE OF FREEHOLD



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LEASEHOLD - SHARE OF FREEHOLD



Beautifully Bright and Stylish One Bedder With Private Landscaped Garden on Tree-Lined Georgian Row - CHAIN FREE.

Cleverly reconfigured by local, respected architects, this beautifully augmented Georgian conversion has been designed with an eye for space, light and modern living. Floor-to-ceiling windows ensure an airy pleasant vibe throughout. The bright and tasteful accommodation comprises a wonderful living space with contemporary kitchen and access to your private sunny terrace and garden (with established olive tree). There's a lovely peaceful double bedroom, shower room and plenty of storage too. The building itself stands proudly within the Camberwell Grove Conservation Area which boasts some of the finest Georgian, Regency, Victorian and Edwardian architecture in south London. Camberwell and East Dulwich are each walkable. The transport options are good; Denmark Hill station (Zone 2) for fast, regular services to Victoria, and Blackfriars. If you need to access London Bridge, East Dulwich station is a quick jaunt in the opposite direction. The highly considered Windrush Line offers an outer orbital route around London and also serves Denmark Hill. Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water) are all easy as pie. Access to Lettsom Gardens is included with the flat too - it's a great spot for some leafy r&r.

A tall handsome exterior encourages you off the tree lined Grove through a shared front garden and entrance. The flat sits on the upper ground floor of the building and invites you to an inner hall which is generous and well presented. A deep recessed cupboard with space and plumbing for the washing machine promises to house plenty of this and that. Dead ahead you meet that super bright living space which faces over the terrace and garden through full width sliding glass doors. Fold them all the way back for a wonderful sense of airiness. The kitchen adjoins on the rear wall with contemporary cabinets and counters. The terrace is perfectly arranged for lounging. There's a healthy lawn with storage shed and a further patio beyond - great for al-fresco dining. Back inside head left along the hall to meet the fully tiled shower room sitting opposite yet more storage. Last but not certainly least comes a stylish double bedroom with plantation shutters and fitted wardrobes.

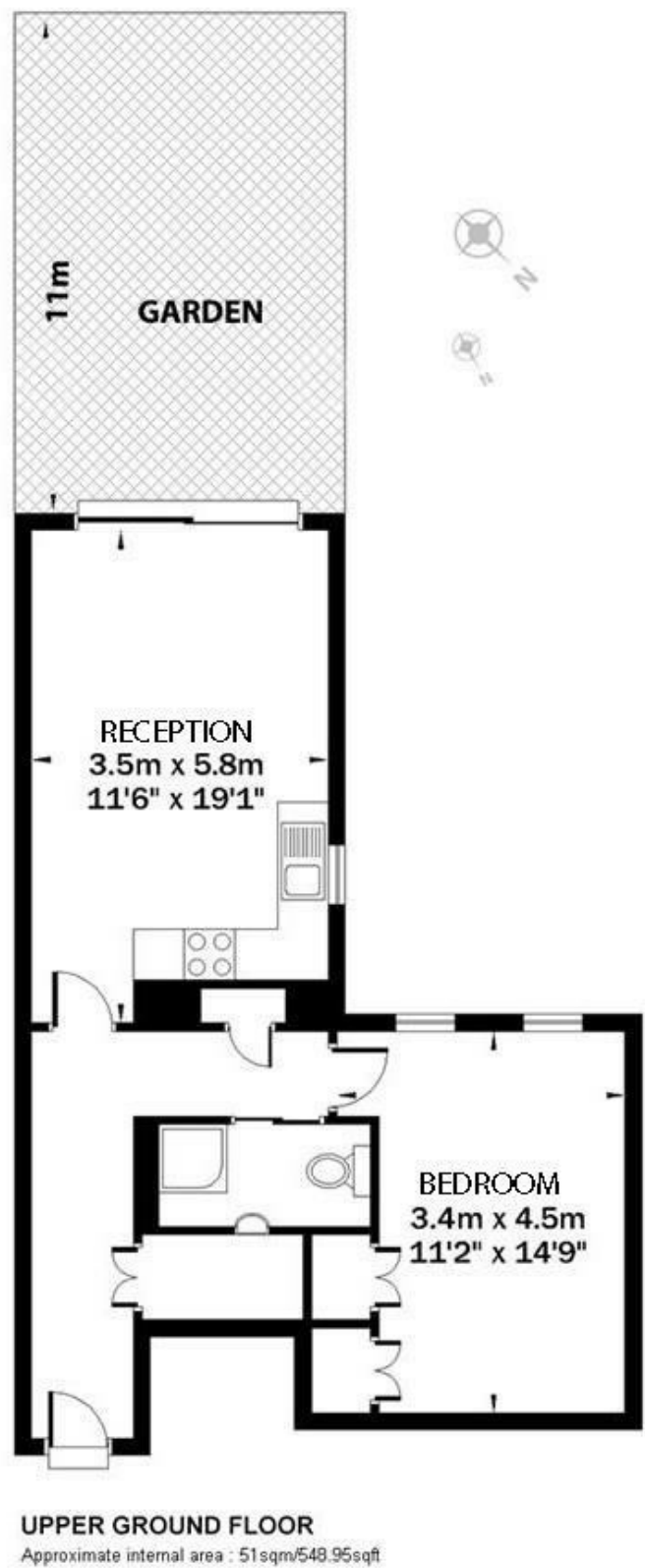
There are a multitude of buses running close by on Camberwell Church Street into the City and the West End. The very excellent Lyndhurst Primary School is but a moment's stroll. Peckish? A plethora of eateries are at your fingertips and the excellent (and Michelin-starred) Kerfield Arms is an easy stroll down the Grove. The award winning 'Camberwell Arms' does a cracking roast and 'The Hermit's Cave' is the best spot for a pint of black. There are plenty of shops nearby including a host of independent food shops in Camberwell Green. Keeping fit? The Camberwell Baths is also an easy walk. Ruskin Park is a short hop and you have the Butterfly Tennis Club on your doorstep.

Tenure: Share of Freehold

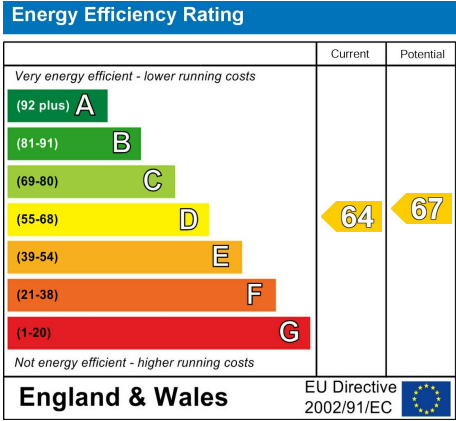
Lease Length: 999 years

Council Tax Band: C

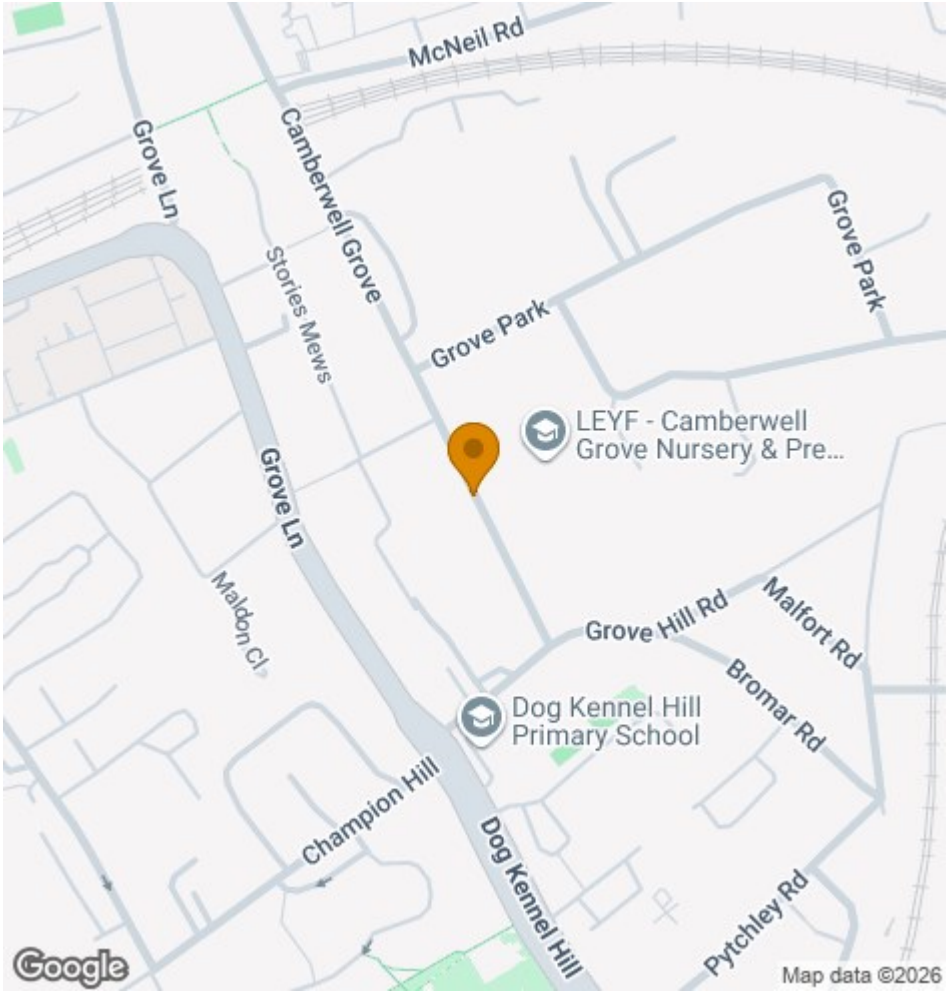
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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services,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



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