

CAMBERWELL GROVE, CAMBERWELL, SE5  
LEASEHOLD  
£585,000



## SPEC

Bedrooms : 3  
Receptions : 1  
Bathrooms : 2

Lease Length: 87 years remaining  
Service Charge: £2500 per annum  
Ground Rent: £10 per annum

## FEATURES

Split-Level  
Much-Coveted Conservation Area  
Amazing Communal Garden  
Private Entrance  
Leasehold



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Spacious Split-Level Three Bedroom Flat with Amazing Communal Garden on Best Street.

Sitting along what is arguably South London's premier street, this fantastic three bedder ticks all the boxes! Enjoying a spacious open-plan living area, modern kitchen and bathroom, three bedrooms and direct access to a fantastic leafy, peaceful communal green space with mature trees and seating areas. There's even a patio immediately outside your living area for the perfect al-fresco dining space. A private front entrance adds to the charm! The block was built in a 1950's modernist style and is well maintained throughout. Camberwell Grove speaks for itself - tree-lined and perfectly stocked with an inimitable collection of Georgian, Victorian and Edwardian architecture. Public transport links, including trains and buses, are equally impressive. Denmark Hill station (Zone 2) is an easy 8-minute stroll with quick connections to Victoria, Blackfriars, Elephant & Castle. The highly rated London Overground line offers further services to Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water that also connects to the Jubilee line). Buses run regularly on Grove Lane (two minutes away) and from Camberwell Church Street (a seven minute walk) into the City and the West End.

Enter directly into a fabulous open-plan living space which spans the entire ground floor footprint. A modern kitchen with comfortable dining area sits immediately on the right hand side. There is plenty of cabinet and counter space, a four ring gas hob, oven and some funky geometric splash back tiling. A comfortable lounge proceeds the kitchen, again spanning the full width of the property. It enjoys bespoke shelving and storage and opens onto a rear Yorkstone paved patio which leads onward to the amazingly expansive and peaceful communal garden. We can't think of a better place to unwind in the milder months.

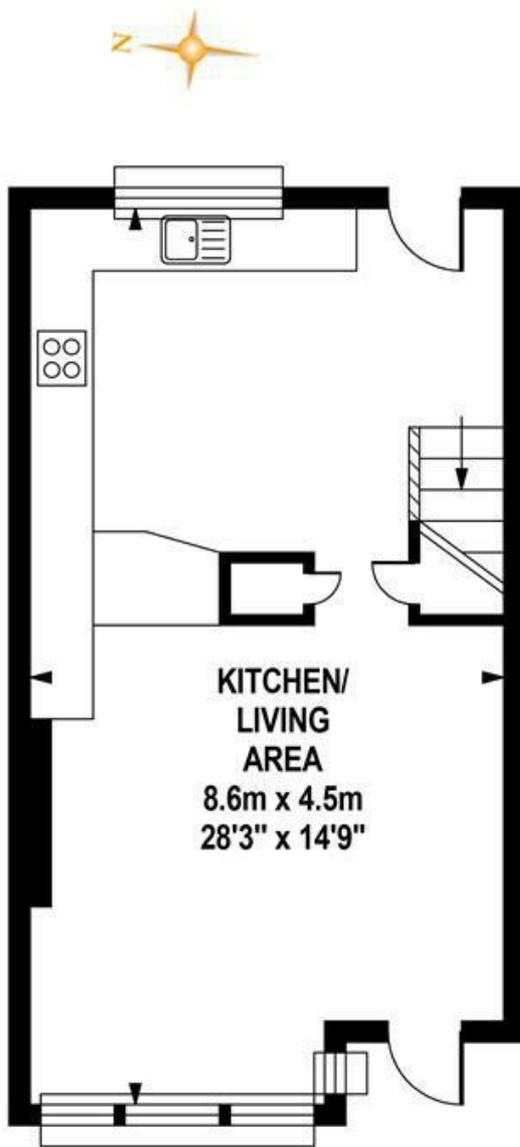
Back inside, head up to the first floor to find the master bedroom facing rear over the communal green space. It's a wide, bright room with tonnes of light. Two further bedrooms, a double and a single, each face over the Grove with a pleasant streetscape. The bathroom is accessed off the landing next to two separate recessed storage points. It enjoys both bath and walk-in shower and some modern tiling. The wc is separate to aid morning traffic.

Looking to the wider neighbourhood, you are within a moment's tree lined 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 a read and to relax. Local eateries will keep you perpetually calorie counting - we love The Camberwell Arms, a winner of the Observer Food Monthly's Best Sunday Lunch award, a short walk down the Grove, as are Silk Road and Ganapati's in Bellenden Road. Camberwell School of Art and the Dulwich Foundation schools are all a short drive, bike or bus ride away. Lyndhurst Primary School and 2 highly rated nursery schools are within a short walk. 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 and residents only Lettsom Gardens is a short hop and you have the Butterfly Tennis Club on your doorstep.

Tenure: Leasehold

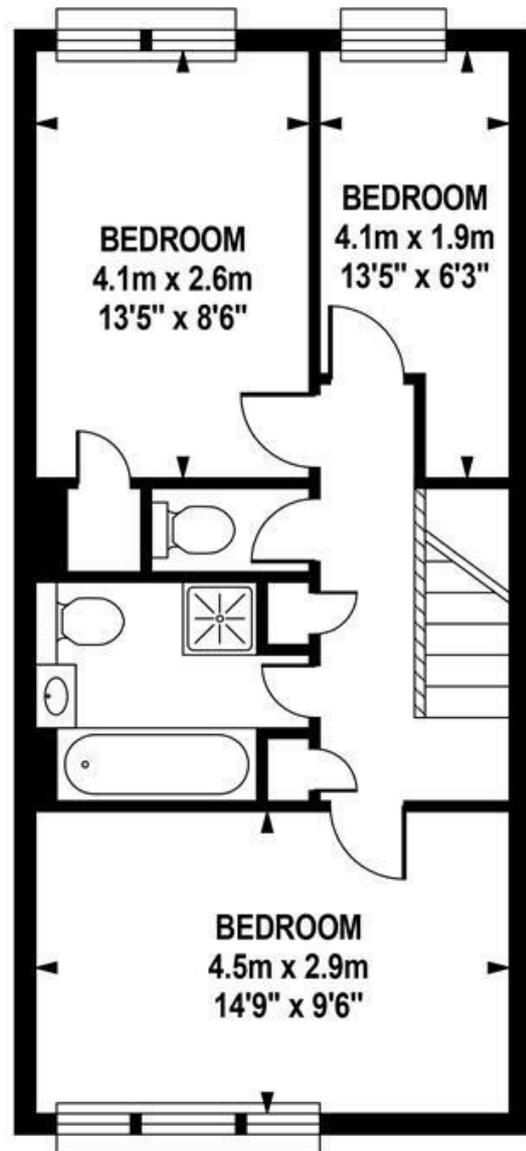
Lease Length: 87 years

Council Tax Band: C



### GROUND FLOOR

Approximate Internal Area :-  
37.35 sq m / 402 sq ft



### FIRST FLOOR

Approximate Internal Area :-  
45.89 sq m / 494 sq ft

### TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 83.24 sq m / 896 sq ft  
Measurements for guidance only / not to scale

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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		
	75	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

