

VICARAGE GROVE, CAMBERWELL, SE5  
SHARE OF FREEHOLD  
£650,000



## SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 1 (with additional WC)

Lease Length: 974 years remaining

Service Charge: n/a

Ground Rent: n/a

## FEATURES

Split- Level

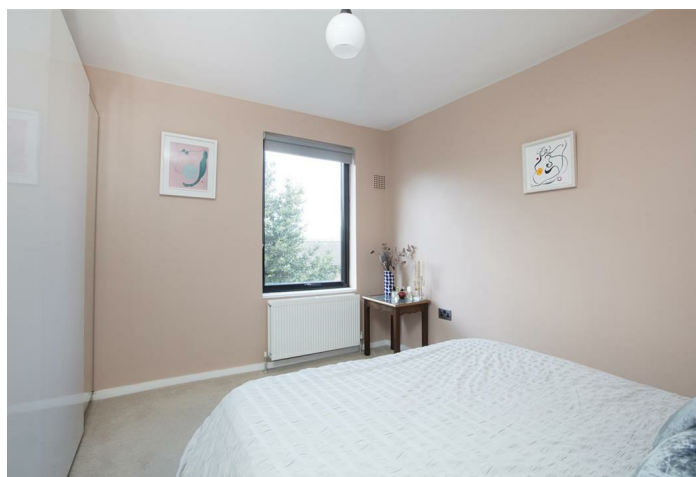
Tasteful Bright Interior

Moments From Brunswick Park

Top Two Floors

Private Bicycle Storage Shed

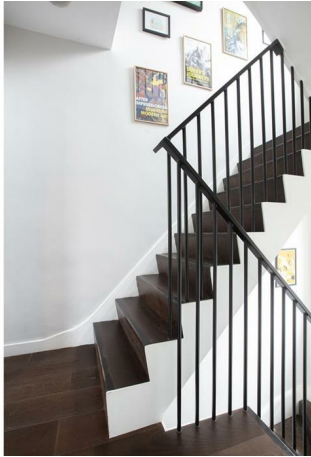
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LEASEHOLD - SHARE OF FREEHOLD



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Tasteful Split Level Three Bed Victorian Gem Close to Brunswick Park - CHAIN FREE.

Boasting a bright, spacious, modern vibe, this excellent split level three bedder ticks all the boxes. The accommodation is smartly presented and well arranged, comprising a large reception, separate kitchen, three bedrooms (two doubles and a large single), bathroom and handy additional wc. You're within staggering distance of the countless social and culinary attractions of Camberwell - that's pubs, cafes and eateries-a-plenty. There's even a Michelin-starred spot to eat - The Kerfield Arms is but a short stroll. Denmark Hill is an easy 12 minute stroll up the very lovely Camberwell Grove. The Windrush Line enjoys fast and frequent services to Shoreditch, Clapham and Islington. You're within a quick bus jaunt to Oval and Elephant & Castle station for excellent tube links. The flat is also in the catchment for a number of highly considered schools and nurseries including Lyndhurst Primary, Grove Primary, The Belham Primary and The Villa. Brunswick Park is a short ramble for some leafy r&r - anyone for tennis?

A communal hallway leads inward to the flat's ground floor doorway. The inner hall enjoys slick grey walls and dark wood flooring which continues up the inner stairs. The first floor landing has abundant bespoke storage and more yummy flooring. A wide open arch leads to the front facing reception which spans the full width of the building with two original sash windows. There's low level storage units and oodles of lounging, dining and entertaining space. Well-chosen blue wall tones work very well.

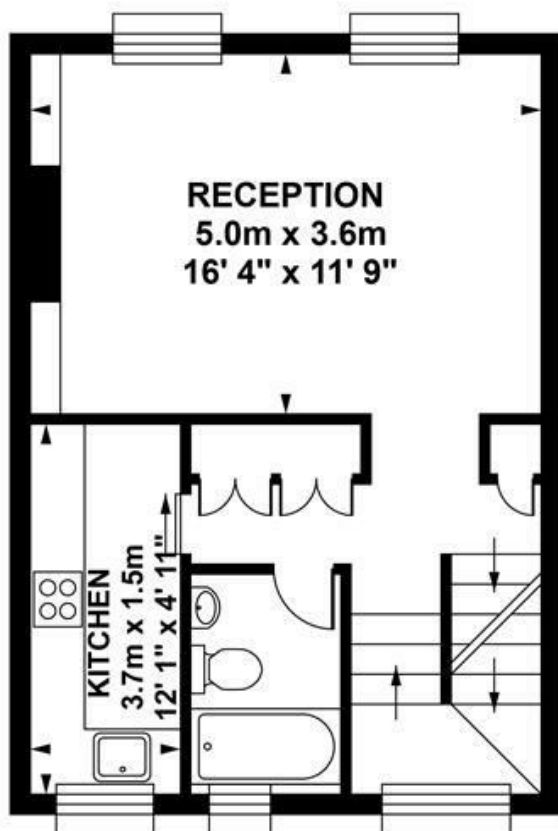
The bathroom boasts a slick contemporary suite, wall-hung loo, heated towel rail and drencher over the bath. Beyond this is a modern kitchen with nifty space-saving recessed door and contemporary white matt cabinets. Appliances include a recently replaced four ring gas hob, oven and SMEG extractor. Heading upward to the second floor you find a light and airy landing with wc. There are two handsome bedrooms facing front, the larger of which has twin fitted storage units. The third bedroom (another double) faces rear with a peaceful aspect. The flat also benefits from sole use of a storage shed on the basement level - great for the cyclists amongst us!

Here you have easy access to the City and West End from a multitude of buses travelling along Peckham Road. Oval tube (Northern Line zone 2) is a 20 minute walk or 6 minutes on one of the many buses that travel down the Camberwell New Road. Alternatively take a 13 minute stroll up to Denmark Hill station where you can pick up fast, direct and frequent services to Victoria, London Bridge and Blackfriars. The Windrush Line whizzes you to Clapham Junction, Clapham High Street, Shoreditch and beyond. The local area is a hub of activity with some excellent specialist shops, Camberwell Baths, St Giles Church and many great restaurants and bars within easy walking distance. We love the Camberwell Arms for a cracking roast; The Michelin-starred Kerfield Arms for some posh vino and a cracking lunch special or The Hermit's Cave for a pint of the black stuff. Brunswick Park is a minute away for a relaxing Sunday stroll on your way to get breakfast.

Tenure: Share of Freehold

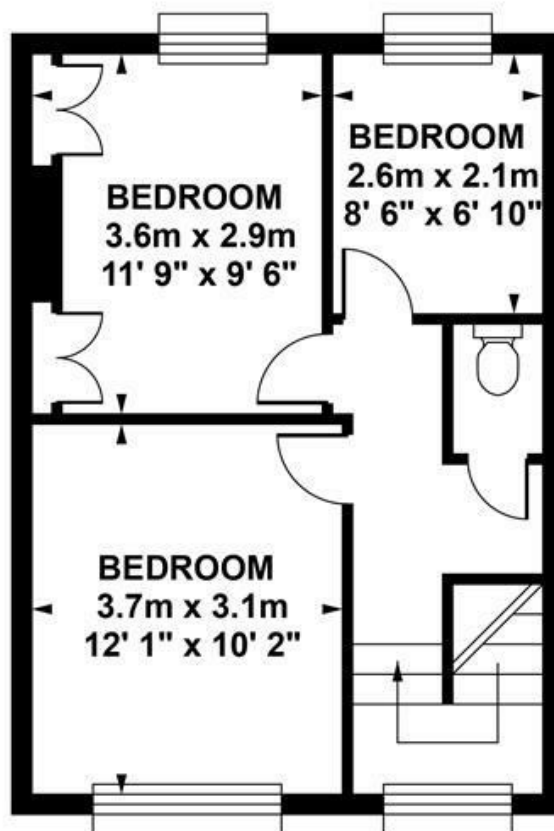
Lease Length: 974 years

Council Tax Band: C



## FIRST FLOOR

Approximate. internal area :  
37.74 sqm / 406 sq ft



## SECOND FLOOR

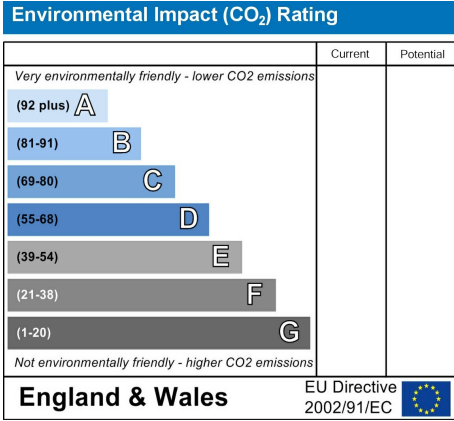
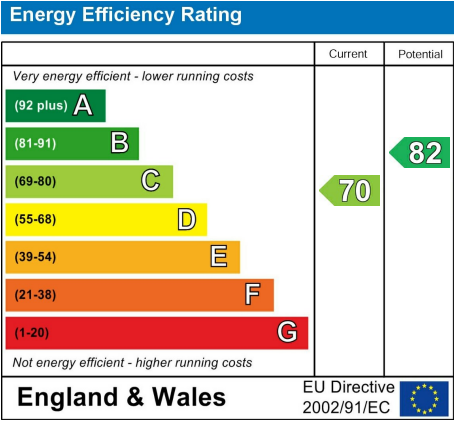
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## TOTAL APPROX FLOOR AREA

Approximate. internal area : 75.48 sqm / 812 sq ft

Measurements for guidance only / Not to scale

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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.

