

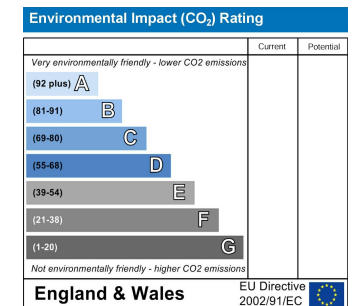
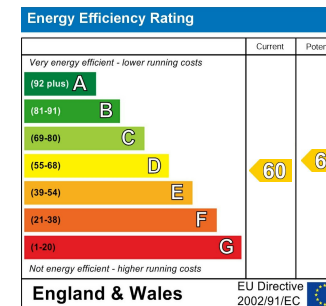


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Camberwell Grove, London, SE5 | Offers In Excess Of £550,000
Call us today on 020 7708 2002



- Sought After Mary Datchelor House
 - 18th Century Conversion
 - Two Bedrooms
 - Two Modern Bathrooms
- Lease Length: 988 Years Remaining
 - Ground Rent: £300 PA
 - Service Charge: £5,800 PA



Guide Price £550,000 to £600,000!

We are delighted to offer this well-presented two-bedroom, two-bathroom apartment set within the highly sought-after and architecturally distinctive Mary Datchelor House, a converted former school building of real character and heritage.

Originally designed by renowned architect Thomas Chatfeild-Clarke and founded through an 18th-century charitable endowment, the building offers a rare blend of historic charm and contemporary living, further enhanced by weekday concierge service (Monday to Friday 9am – 4pm), well-maintained communal gardens and secure allocated garage parking.

The apartment itself is generously proportioned and presented to high standard. At its heart is a bright, open-plan reception space, offering ample room for both relaxing and entertaining. The sleek, modern kitchen is finished to a high standard, featuring integrated Siemens appliances, marble worktops, a breakfast bar, and a refined combination of wood-effect and white cabinetry. The principal bedroom is a calm and stylish retreat, comfortably accommodating a king-size bed, additional furniture and benefitting from a built-in wardrobe. The adjoining en-suite shower room is finished with marble surfaces, a double walk-in shower and contemporary fittings. The second double bedroom is equally well-proportioned and served by a smart and contemporary family bathroom, also finished with marble worktops and modern tiling. Additional hallway storage further enhances the practicality of the home.

Mary Datchelor House occupies an enviable position straddling Camberwell Grove and Grove Lane, two of SE5's most prestigious, tree-lined streets, surrounded by elegant Georgian and Victorian architecture. Perfectly positioned above all the amenities of Camberwell High Street, the apartment offers immediate access to a vibrant mix of independent cafés, restaurants, bars and local favourites.

Denmark Hill Station (approximately 0.5 miles) provides excellent transport links via Zone 2 services, including Thameslink, Victoria services and the London Overground, connecting you effortlessly to the City, West End and fashionable East London. The area is also exceptionally well served by green space, with Burgess Park (0.5 miles) and Ruskin Park (0.6 miles) both within easy reach.

Tenure: Leasehold

Council Tax band: D

Authority: London Borough of Southwark

Lease length: 988 years remaining (Started in 2015 with a lease of 999 years.)

Ground rent: £300 per annum

Review period: Doubling every 20 years

Service charge: £5,800 per annum

Construction: Standard construction

Property type: Flat

Number of floors in building: 4

Has lift: Yes

Over commercial premises: No

Parking: Allocated

Electricity: Mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Electric underfloor

Building safety issues: None

Lease restrictions: The Lease prohibits or restricts alienation.

The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

Public right of way through and/or across your house, buildings or land: No

Flood risk: No

History of flooding: No

Planning and development: None

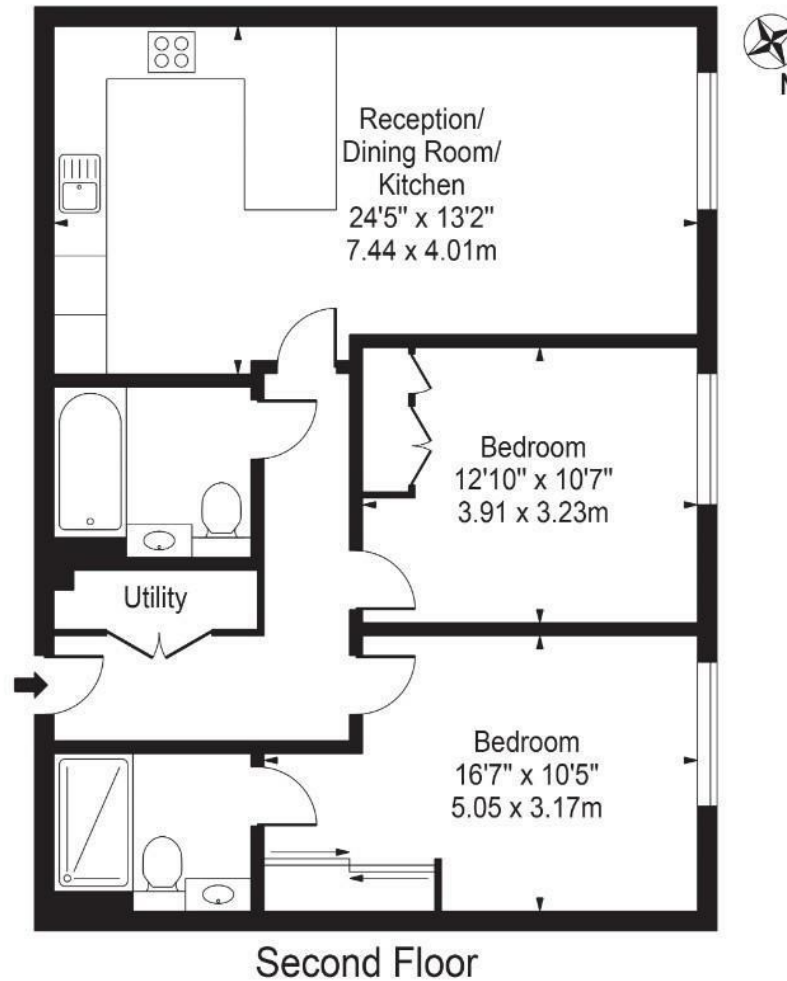
Listing and conservation: Camberwell Grove conservation area

Accessibility: Lift

Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Mary Datchelor House,
Camberwell Grove, SE5 8FB
Approx. Gross Internal Area 825 Sq Ft - 76.65 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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