

GROVE LANE, CAMBERWELL, SE5

LEASEHOLD

GUIDE PRICE £500,000 TO £550,000



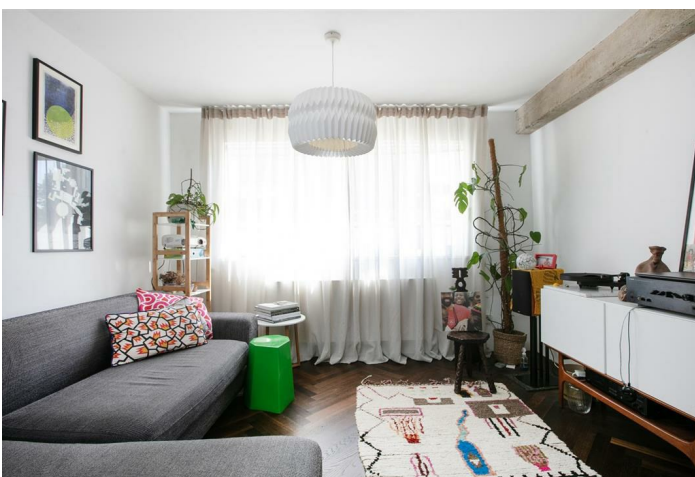
## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 1

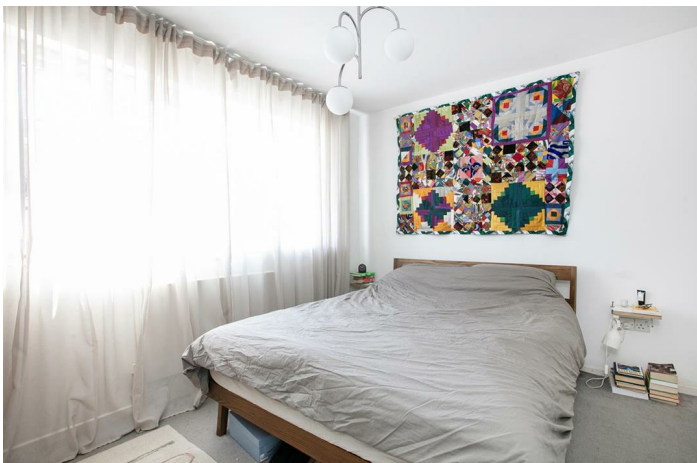
Lease Length: 128 years remaining  
Service Charge: n/a  
Ground Rent: n/a

## FEATURES

Fabulous Open Plan Layout  
Two Double Bedrooms  
Off Street Parking  
Popular Well-Placed Block  
Leasehold



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Large Two Bedder with OSP and Open Plan Living - CHAIN FREE.

Sitting on the upper end of Grove Lane behind high hedging and a well maintained grounds is this architect-redesigned 1960's two bedder. The property enjoys a generous ground-floor position with an impressive open-plan living area/kitchen, two lovely double bedrooms and a modern bathroom. Exposed concrete ceiling detail with led feature lighting supplies a fab industrial vibe and you'll also enjoy floor-to-ceiling interior doors for a wonderful sense of height. Also included is off-street parking and a cute communal courtyard garden which is great for summer picnics or working from home. The flat is also entitled to rent a garage for a low fee if required and the communal grounds are well tended to and leafy. Recently updated Idealcombi timber composite double glazed windows throughout add to the charm. Grove Primary School is a three minute walk and Lyndhurst Primary is a pleasant ramble down Grove Lane. Denmark Hill station is just five minutes on foot for some excellent transport links. Here you'll benefit from swift services to Victoria, Elephant and Castle, Farringdon, Clapham, Shoreditch and more. Peckham Rye Station is easily reached for further links. The endless social attractions of both Camberwell and East Dulwich are each walkable in around 10 minutes. Kings College Hospital is also nearby.

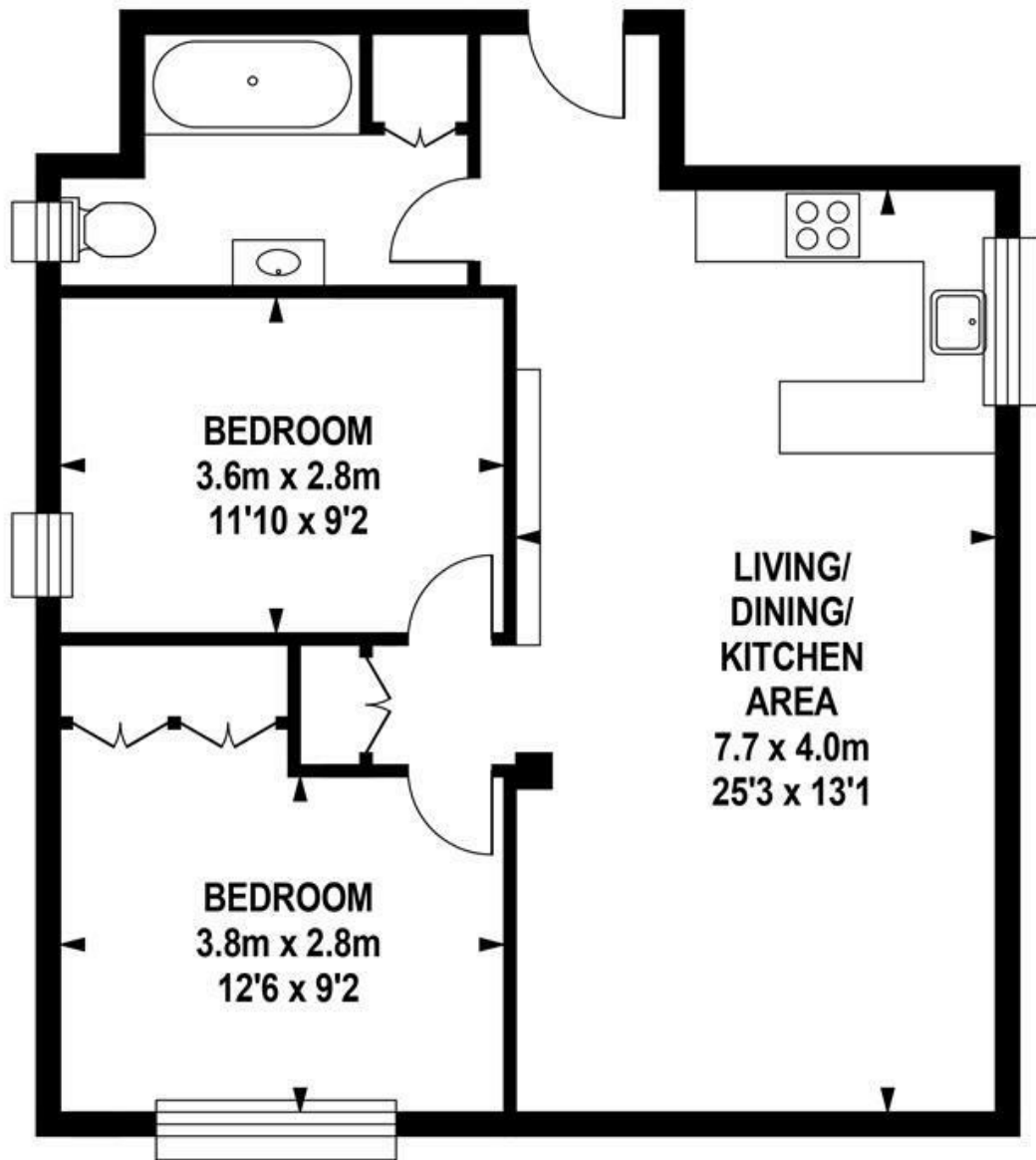
A handsome red-bricked exterior invites you off the road past mature bluebells and tall well tended greenery. The communal grounds and hallways are very well maintained. Inside you enter directly into that fantastic open-plan living space which stretches almost 8 metres from tip to toe. The kitchen sits immediately on your left and boasts Melamine-faced birch ply fixtures. Appliances include a four ring gas hob, integrated fridge, freezer and dishwasher. The flooring is perfectly chosen engineered smoked oak parquet. Bespoke storage runs along the right-hand wall leading to your formal dining and lounge areas. Here tonnes of morning light floods inward through a super-wide rear-facing double glazed window. Bedroom one has plenty of floor-to-ceiling storage and another wide window. A second double bedroom enjoys more birch shelving and two separate side aspect windows. There's further handy storage between the two bedrooms. Last but not least comes a modern bathroom with laundry cupboard, fancy green tiling and a white suite. Electric heated flooring keeps you toasty in winter and there's a heated mirror that is controlled by the light switch.

The block enjoys a notably friendly vibe and a secure entry system. This property is in a highly prized location; Camberwell, Denmark Hill, Peckham Rye and East Dulwich all within easy walking distance. Your transport links are numerous and frequent a mere five minutes on foot to Denmark Hill station (Zone 2). The fab Windrush Line line offers links to Clapham junction (direct, 13 minutes) and Canary Wharf (via Canada Water, 16 minutes). East Dulwich station is just 7 minutes in the opposite direction for further links to London Bridge. You're a moment's drive (or a five minute walk) from the big Sainsbury's on Dog Kennel Hill. The popular Foundation Schools are in Dulwich, along with a selection of excellent private schools (Dulwich College, Alleyn's and JAGs). The lovely Ruskin Park is a mere seven minute walk - great for the kids or walking the dog.

Tenure: Leasehold

Lease Length: 128 years


Council Tax Band: C




## GROUND FLOOR

Approximate Internal Area :-  
65.72 sq m / 707 sq ft

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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		
	69	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.

