

GRACES MEWS, CAMBERWELL, SE5
SHARE OF FREEHOLD
£460,000



SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

Lease Length : 984 years remaining
Service Charge : £180 per annum
Ground Rent : n/a

FEATURES

Allocated Off Street Parking
Moments From Camberwell Grove
Peaceful and Mature
Stylish Interior
Share of Freehold



GRACES MEWS SE5

LEASEHOLD - SHARE OF FREEHOLD



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Peaceful Yet Convenient Two Bedder With Modern Finish and Allocated Parking - CHAIN FREE.

Enjoying slick modern finish and a tranquil yet convenient location, this fantastic two bedder boasts abundant advantages. The property enjoys a ground floor position in a well-placed, detached block against the backdrop of St Giles Church spire. Accommodation comprises a bright, dual-aspect reception, separate contemporary kitchen, two dishy bedrooms, modern bathroom and some bespoke fitted storage. Neville Court is a really special, mature and well-connected spot, but moments from the inimitable Camberwell Grove and its unique collection of period architecture. Transport is easy as pie with Denmark Hill a mere 7 minute ramble. From here you can enjoy swift regular services to Victoria, Elephant and Castle, Blackfriars, Shoreditch and Clapham. Canada Water offers fantastic Jubilee Line connections too! The popular Villa pre-prep and nursery is down the road and the Dulwich Foundation schools are a 12-minute drive away. Shops, restaurants and green spaces in East Dulwich, Camberwell and Peckham are all nearby too.

Gates leads inward to the development which is leafy and set back from the road. A shared entrance brings you to your ground floor door. The kitchen sits immediately on your left with contemporary counters and cabinets. Appliances include a four ring gas hob, oven and fridge/freezer. A deep recessed storage cupboard precedes your bathroom which enjoys a modern suite, bath and shower attachment. The laundry cupboard tucks neatly before your master bedroom which is carpeted and decorated neutrally. Further well-placed bespoke storage befits the space nicely. The reception runs a good length and has a light and airy dual aspect. Last but not least comes your second bedroom - a good sized single bedroom with fitted storage.

Graces Mews is moments from a pretty park with kids' playground, dog park, mature trees and ornamental gardens, and the small parade of shops around the corner on Vestry Road. There's a well-stocked grocery, a pharmacy and a fantastic café to add to the communal atmosphere. And with Ruskin Park, Burgess Park and Peckham Rye all within a short walk, there's plenty more green space nearby. Both Peckham Rye and Denmark Hill stations (zone 2) are inside a 10 minute walk for services to London Bridge and Victoria and a whole variety of buses run into town along Peckham Road, just five minutes away. The Windrush Line will whisk you from Clapham Junction, through Queens Road and up to Shoreditch, Hoxton and Islington. Camberwell and its many bars and restaurants are but a short ramble - we love the Hermit's Cave, The Camberwell Arms and the Sun of Camberwell. The Kerfield Arms is Michelin-starred! Put it on your list. Bellenden Village supplies the fantastic 'Victoria Inn', Begging Bowl and 'Ganapati'.

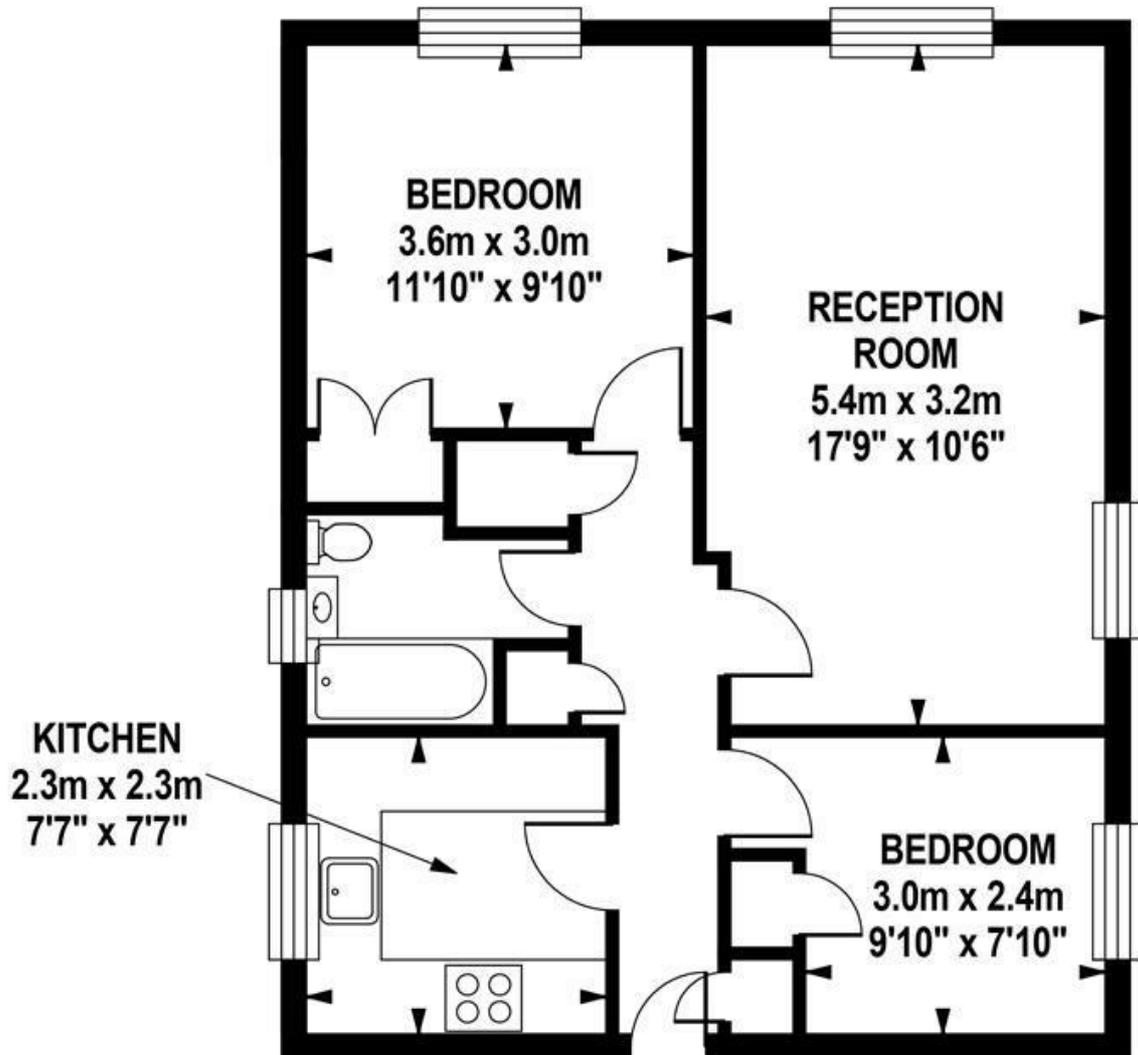
Tenure: Share of Freehold

Lease Length: 984 years

Council Tax Band: C

GRACES MEWS SE5

LEASEHOLD - SHARE OF FREEHOLD



THIRD FLOOR

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 49.77sq m / 536 sq ft
Measurements for guidance only / not to scale

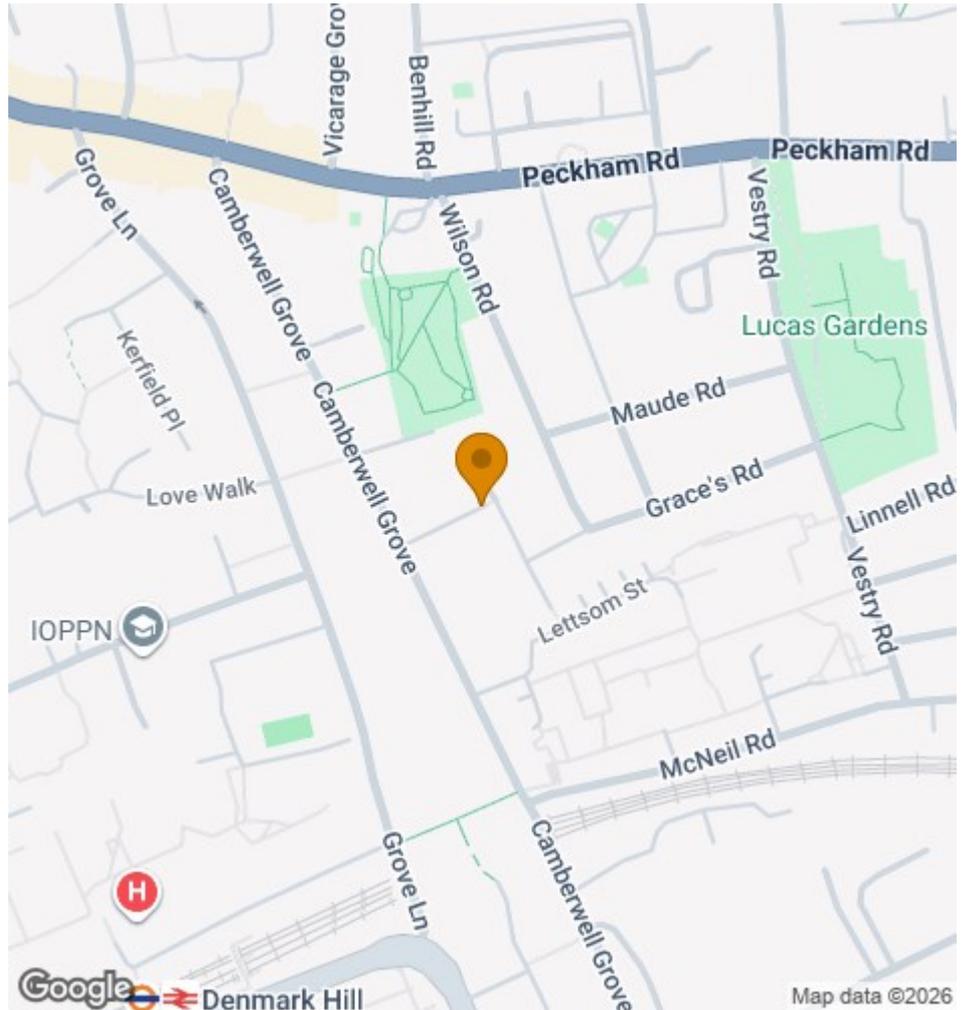
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LEASEHOLD - SHARE OF FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.



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