Wooster & Stock

CAMBERWELL GROVE, CAMBERWELL, SE5

SHARE OF FREEHOLD

GUIDE PRICE £500,000 - £535,000







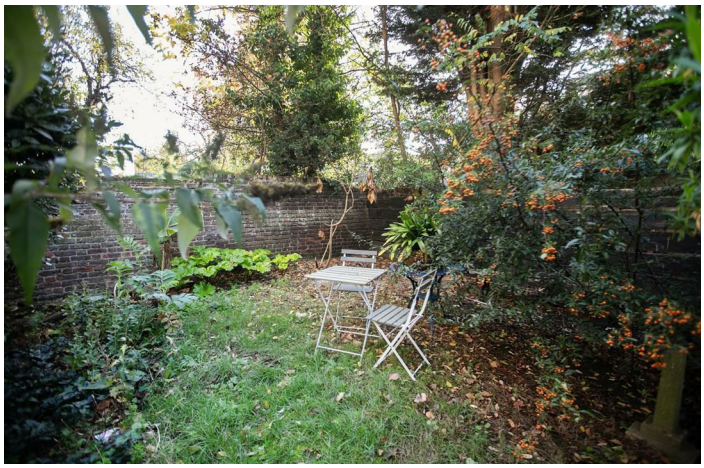
SPEC

Bedrooms : 1
Receptions : 1
Bathrooms : 1

Lease Length: 964 years remaining
Service Charge: £650 per annum
Ground Rent: n/a

FEATURES

Grade II Listed
Leafy Shared Garden
Amazing Proportions
Period Features
Ensuite
Share of Freehold













CAMBERWELL GROVE SE5

LEASEHOLD - SHARE OF FREEHOLD

















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Wonderfully Proportioned One Bed Georgian Flat with Shared Garden.

Spread over the second floor of a becoming Grade II Listed Georgian terrace is this tasteful and decidedly roomy property. Elegantly decorated and finished, this is a wonderful home having a large reception, a delightful double bedroom, contemporary ensuite bathroom, additional loo and shared use of a leafy and mature rear garden. The property stretches to over 600 square feet and enjoys a share of the Freehold too! Camberwell Grove hosts a fair share of Georgian and Regency terraces, making it a real joy to amble along every day. The transport options are fantastic, with a multitude of buses running close by on Camberwell Church Street into the City and the West End. Denmark Hill station (zone 2) is around 5 minutes walk for fast, regular services to Victoria and Blackfriars. The Windrush Line offers connectivity to Highbury & Islington, Shoreditch, Clapham Junction and Canary Wharf (via Canada Water). East Dulwich Station is also easily walkable for yet more services.

Enter into a bright hall with timber floors and tasteful walls. There's some original coving above to kick things off on a good note. First up on your left is a wc with a period loo before an open arch leads into a front facing kitchen, galley style, with a large sash window overlooking the Grove. The units on both sides to maximise space and there are lovely tiled splashbacks. The fridge, dishwasher and washing machine are all integrated and there are more wooden floors underfoot. Next door is a super-sized reception (also overlooking the Grove) with two beautiful sash windows. There's a marvellous original fireplace, picture rails and more original timber floors. You'll dine, lounge and entertain comfortably. The huge double bedroom promises more expansive proportions and another fab fireplace. A tasteful verdant shade dresses the architraves and window frames to complete the look to perfection. The two rear facing sash windows supply leafy views over the shared garden. The ensuite bathroom runs off the bedroom with white tiling and a crisp wash hand basin and bath.

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 Kerfield Arms - recently awarded a coveted Michelin star! 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

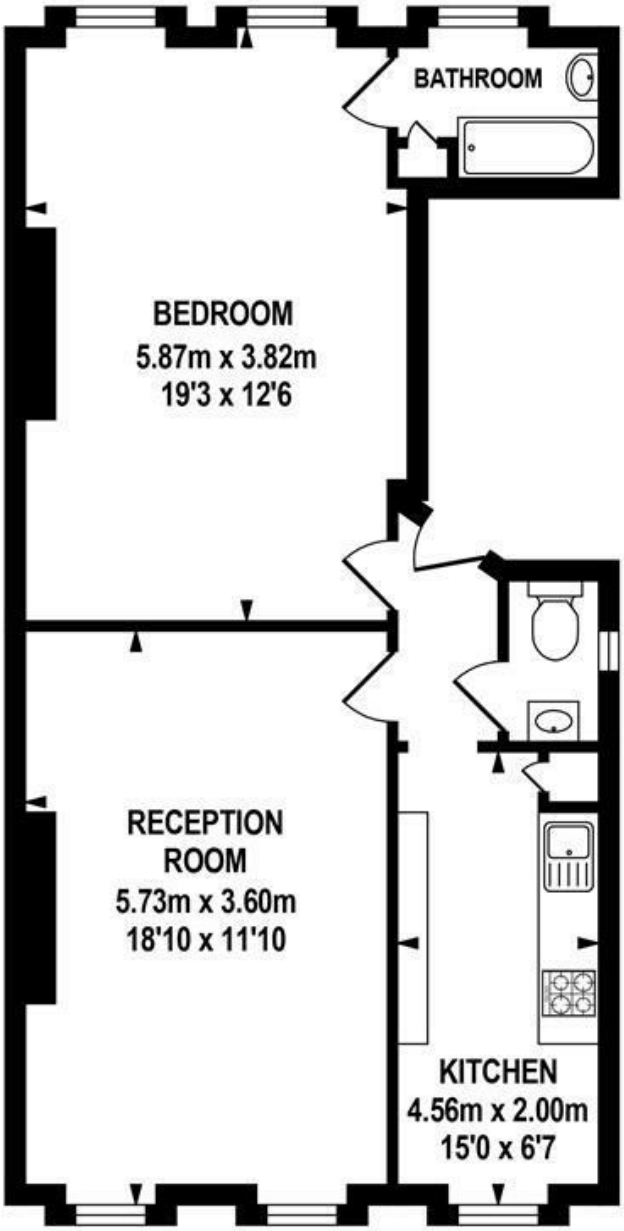
Tenure: Share of Freehold

Lease Length: 964 years

Council Tax Band: C

CAMBERWELL GROVE SE5

LEASEHOLD - SHARE OF FREEHOLD



SECOND FLOOR
APPROX. FLOOR
AREA 58.16 SQ.M.
(626 SQ.FT.)

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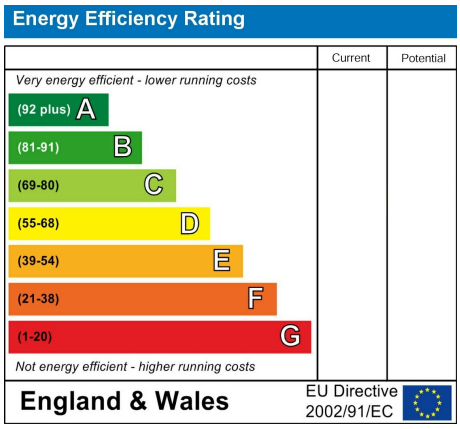
TOTAL APPROX.FLOOR AREA 58.16 SQ.M. (626 SQ.FT.)

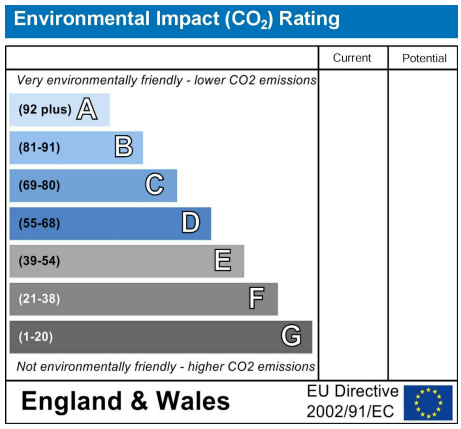
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.

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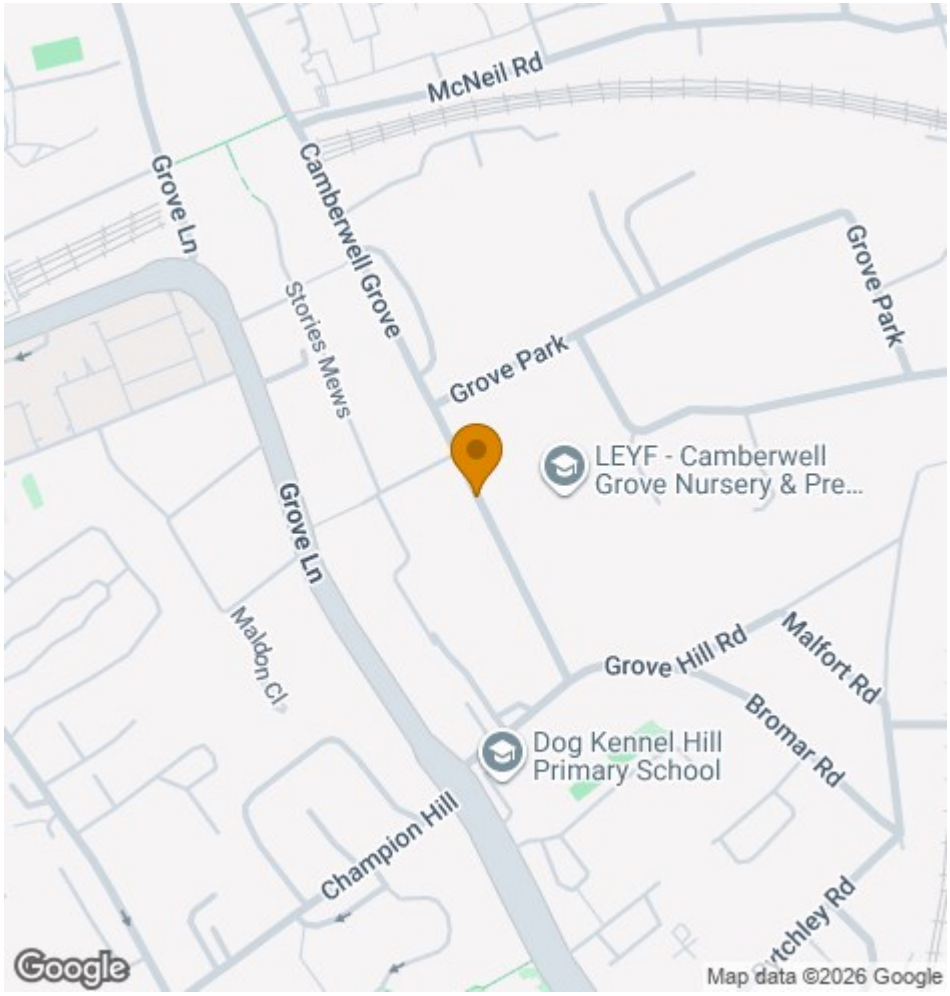
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LEASEHOLD - SHARE OF FREEHOLD





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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