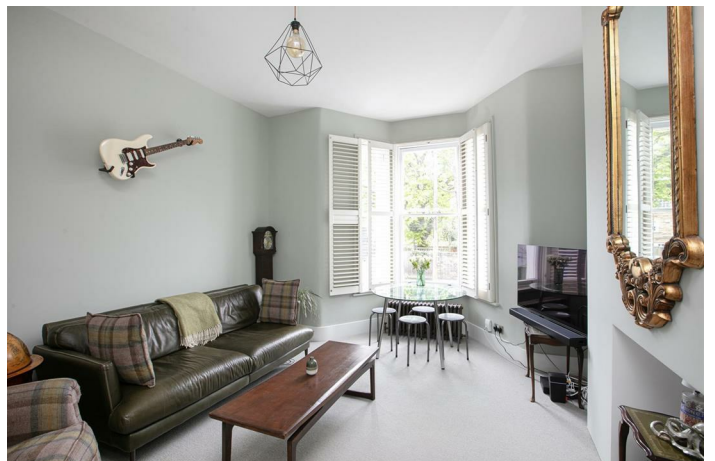


GRACES ROAD, CAMBERWELL, SE5

LEASEHOLD

£635,000



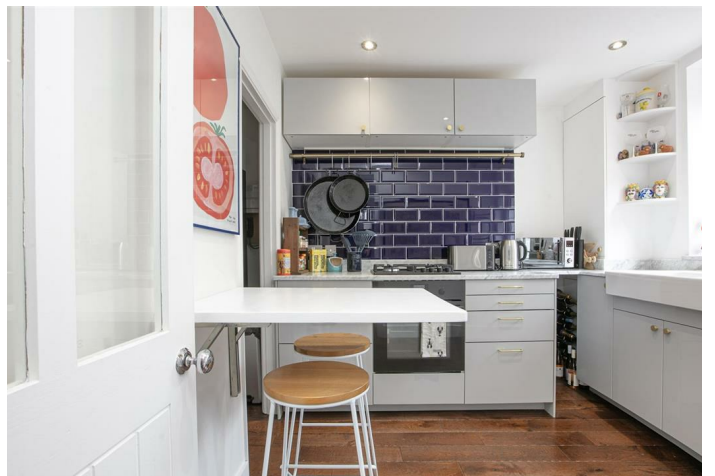
## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 1

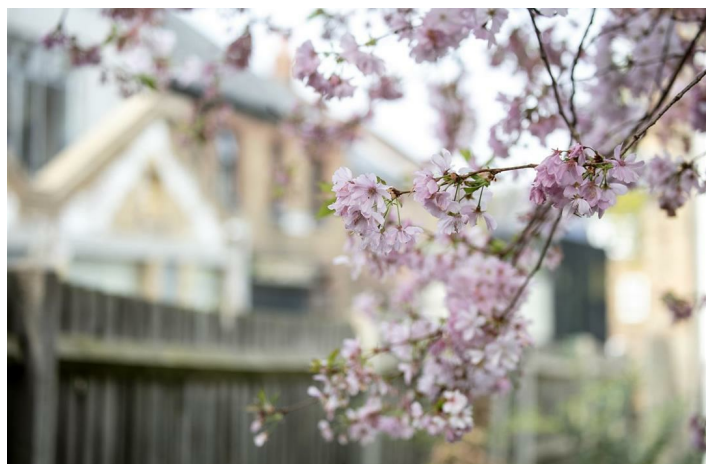
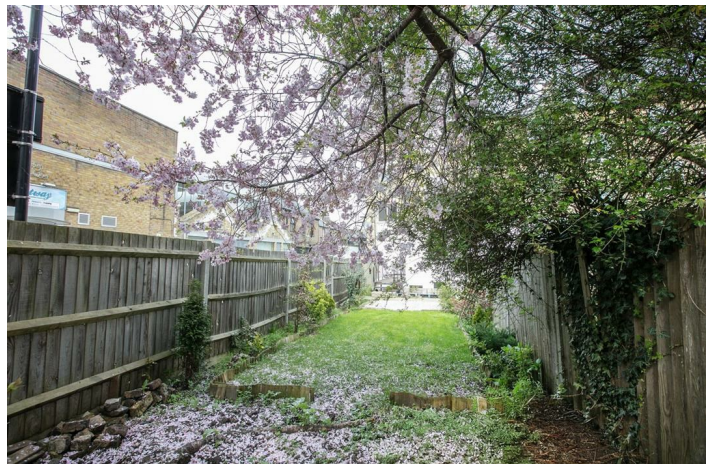
Lease Length: 94 years remaining  
Service Charge: £1346 per annum  
Ground Rent: £10 per annum

## FEATURES

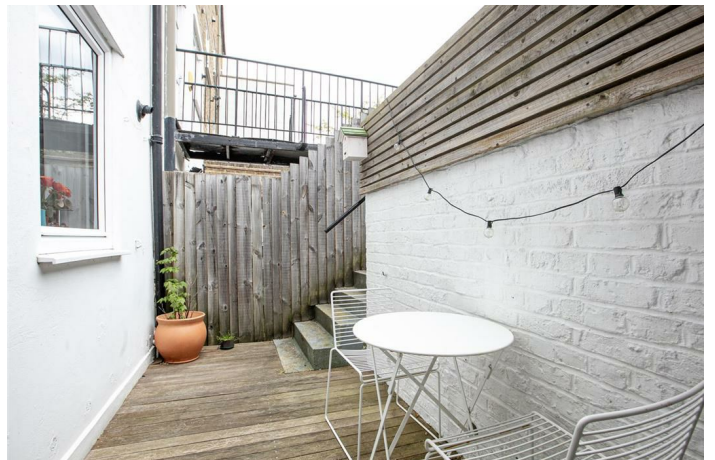
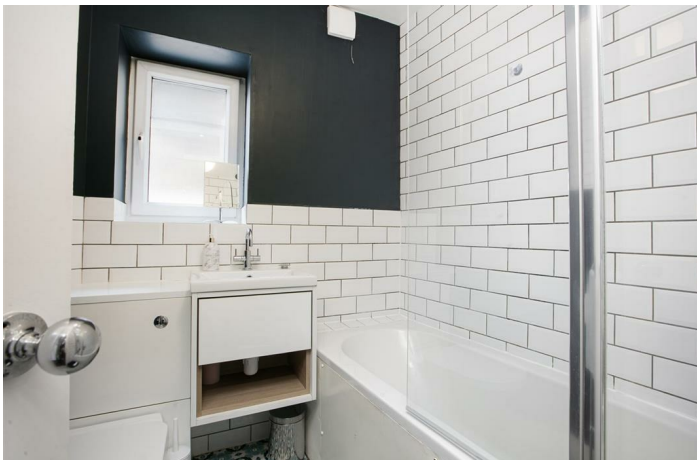
Split-Level  
Lovely Shared Garden  
Lower Patio  
End of Terrace  
Leasehold



GRACES ROAD SE5  
LEASEHOLD



GRACES ROAD SE5  
LEASEHOLD



Smart and Stylish Two Bed Maisonette with Shared Garden and Patio - CHAIN FREE.

This excellent end of terrace split-level maisonette is situated on a quiet residential street of Victorian town houses, just left off Camberwell Grove. With its own front door, flawless interior and huge shared back garden and patio it's easily the best of the bunch. The accommodation is spread over the lower and upper ground floors of a handsome Victorian building and comprises a large reception, separate kitchen, two lovely double bedrooms and a well appointed bathroom. The layout is perfectly versatile allowing for slumber/living space on either upper or lower floors - depending on your requirements. The lower hall is a great size too for storage!

This part of Graces Road has a real feeling of the Camberwell Grove Conservation area - leafy, peaceful and surrounded by handsome period properties. It's also a very accessible location - If you cross Camberwell Grove and cut through Stories Mews you can be at Denmark Hill station in under 7 minutes. Here you have regular trains to Blackfriars and Victoria. The fab Windrush Line will whisk you to Clapham, Shoreditch, Angel and Canada Water for the Jubilee Line. 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.

Steps take you down to the front door which opens into a generous entrance hall with neutral decor and plenty of space for shoes, coats and brollies. A handy storage cellar and large cupboard are found just inside the lobby as you walk in. Further built-in shelving means you've no excuse for any mess whatsoever! The first of your double bedrooms is on the left; a spacious room complete with a large bay window and oak flooring. This could easily be the living space if you'd prefer. The dishy bathroom is at the end of the hall and is fitted with a classic three-piece white suite, school house style radiator, heated towel rail and some ornate floor design.

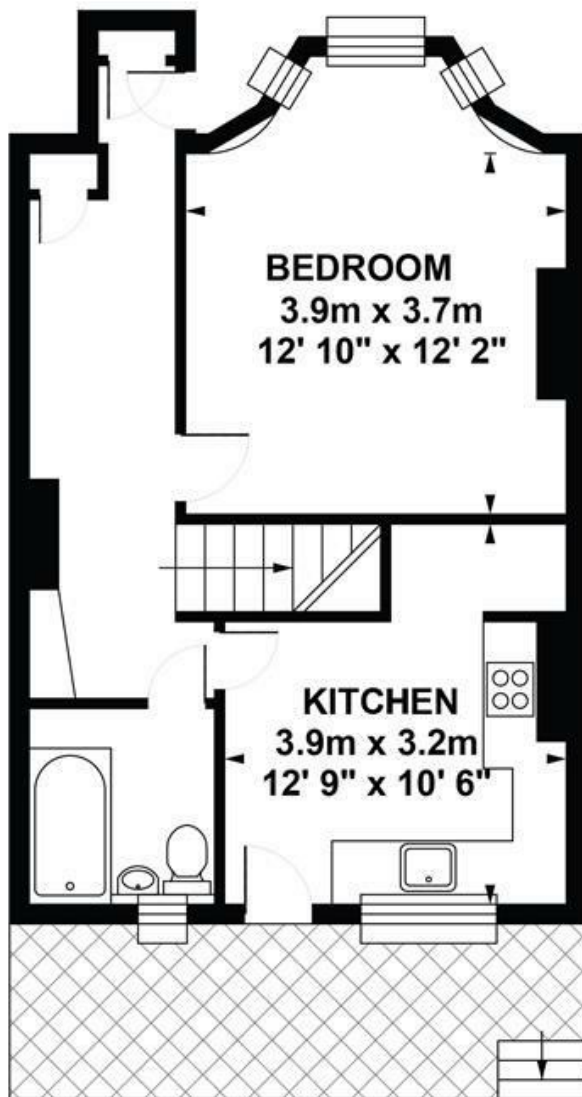
To the left of this room is the kitchen which enjoys a thoughtful arrangement. There are plenty of wall and base units with marble worktops, an integrated dishwasher, four ring gas hob and a collapsible matching breakfast bar. A larder, quietly tucked away in the corner, provides yet more storage for the spices and oils. The back door opens to a lovely shared decked area where you can enjoy al fresco dining and a read of the papers. The generous shared garden stretches to around 35ft and boasts a mature Cherry Blossom tree to the rear - a real joy come Spring! Back inside, take the stairs up to the upper ground floor where you'll find a slim, full height storage cupboard which blends neatly into the wall just at the top. To your left is the fabulous reception with a shuttered bay window, high ceilings and a beautiful cast iron radiator. To your right, find another double bedroom with lovely garden views.

Graces Road is just a few metres from Lucas Gardens, a secluded 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 Warwick Gardens, 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 London Overground 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 now Michelin-starred! Bellenden Village supplies the fantastic 'Victoria Inn' and 'Ganapati'.

Tenure: Leasehold

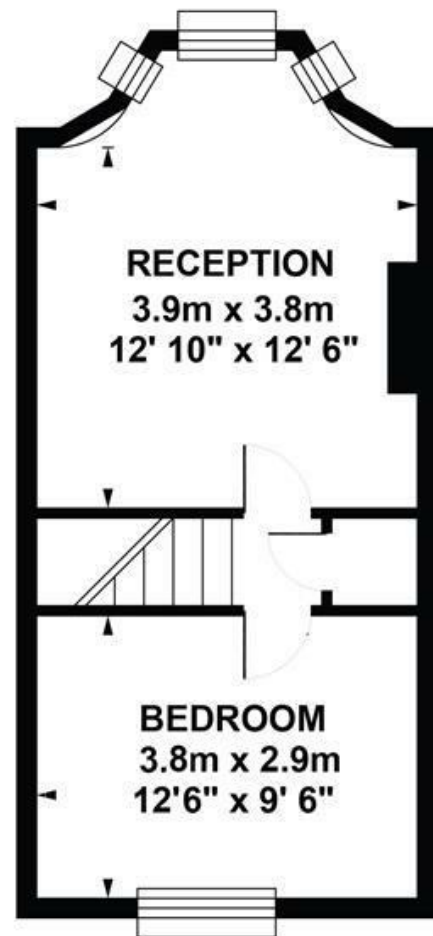
Lease Length: 94 years

Council Tax Band: C



**LOWER GROUND FLOOR**

Approximate. internal area :  
45.37 sqm / 488 sq ft



**GROUND FLOOR**


Approximate. internal area :  
32.00 sqm / 344 sq ft




**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 77.37 sqm / 832 sq ft  
Measurements for guidance only / Not to scale

GRACES ROAD SE5  
LEASEHOLD

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		
	61	76
<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.

