CHAMPION GROVE

Camberwell, SE5

CHARMING SEMI-DETACHED PERIOD HOME

An elegant chain-free, stucco-fronted residence of charm and timeless character in the heart of Camberwell.

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Local Authority: London Borough of Southwark

Council Tax band: F

Tenure: Freehold

Guide Price: £1,800,000

CHAMPION GROVE

Positioned on a quiet residential street in the heart of Camberwell, this elegant semi-detached period residence offers beautifully arranged accommodation across three spacious floors, combining timeless architectural character with versatile modern living. With its handsome stucco façade, graceful proportions and mature rear garden complete with an attractive garden pavilion, the property represents a rare opportunity to acquire a home of distinction within this sought-after SE5 enclave.

ACCOMMODATION ARRANGED ACROSS THREE FLOORS

The raised ground floor provides an impressive introduction, with a generous entrance hall and a sweeping curved staircase setting the tone for the grandeur found throughout. Two well-proportioned reception rooms sit to the front and rear, each enhanced by tall windows and period detailing, creating inviting spaces for formal entertaining or relaxed family living. A fourth bedroom/ study and family bathroom completes this level.

The lower ground floor provides flexible, everyday family living, centred around a spacious kitchen and dining area with direct access to the garden. Practicality has been thoughtfully designed, incorporating a fifth bedroom/study, a larder cool room, separate utility room, guest WC and ample storage.

The first floor hosts three well-proportioned bedrooms, each filled with natural light and offering excellent ceiling heights. The generous principal bedroom overlooks the garden and is complemented by a large en-suite bathroom.

THE LOCAL AREA

Champion Grove is superbly positioned in the heart of Camberwell, moments from Ruskin Park and within one of South London's most vibrant neighbourhoods. The area offers an excellent mix of independent cafés, restaurants and pubs, alongside cultural destinations such as the South London Gallery, with East Dulwich and Lordship Lane also close by.

Families benefit from a strong selection of state and independent schools, including Lyndhurst, The Charter School North Dulwich, Dulwich College, Alleyn's and JAGS. Exceptional transport links include Denmark Hill Station (0.2 miles), providing Overground and National Rail services to central London, while numerous bus routes and nearby Cycle Superhighways offer further convenient connections.

Champion Grove, SE5

Approximate Gross Internal Area : 203.82 SQ.M / 2194 SQ.FT

Illustration for identification purposes only. measurements are approximate,
Not to scale.Floor Plan Drawn According To RICS Guidelines.

Approximate Gross Internal Area = 203.82 sq m / 2,194 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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