

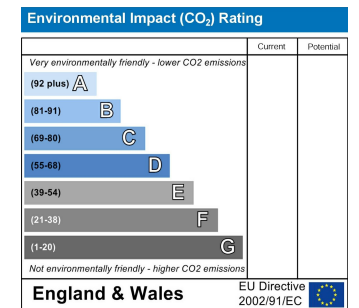
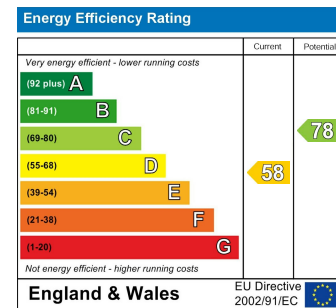


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Camberwell Grove, London, SE5 | By Auction £850,000  
Call us today on 020 7708 2002



- Five Bedroom House
  - Victorian
- Set over Three Floors
- Two Bathrooms and WC
  - Freehold



A substantially proportioned five-bedroom Victorian house set over three floors, full of characterful charm, on one of Camberwell's most prestigious roads!

The house is in need of updating, and there are some structural improvements required, contact the office for further information.

On the ground floor you'll find a generously sized reception room with high ceilings that are filled with natural light. There is a small internal courtyard, great for a herb garden. To the rear is an eat in kitchen, perfect for family mealtime or entertaining guests. There are partial conservatory style windows, keeping the space bright and French doors leading into the garden, which with some TLC and a green thumb could make a lovely spot for a family BBQ. There is also a guest WC for added convenience.

On the first and second floor you'll find five bedrooms. Two of the bedrooms measure over 18 sq m and span the width of the property, there is an additional two double bedrooms and a smaller fifth bedroom. There is a bathroom on both the first and second floor and the property has storage cupboards throughout.

The house retains plenty of its period charm, including round headed windows and an internal entrance archway, feature fireplaces and high ceilings.

Camberwell Grove, is one of SE5's most prestigious, tree-lined streets, surrounded by elegant Georgian and Victorian architecture. Positioned 0.2 miles from Camberwell High Street, the home offers immediate access to a vibrant mix of independent cafés, restaurants, bars and local favourites. Denmark Hill Station (approximately 0.4 miles) provides excellent transport links via Zone 2 services, including Thameslink, Victoria services and the London Overground, connecting you effortlessly to the City, West End and fashionable East London.

Tenure: Freehold

Council Tax band: E

Authority: London Borough of Southwark

Construction: Standard construction

Property type: Mid-terrace

Number of floors of building: 3

Entrance on floor: G

Has lift: No

Over commercial premises: No

Parking: On street, permit required

Electricity: Mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating

Building safety issues: See structural survey from 2024

Public right of way through and/or across your house, buildings or land: No

Flood risk: No

History of flooding: No

Planning and development: None

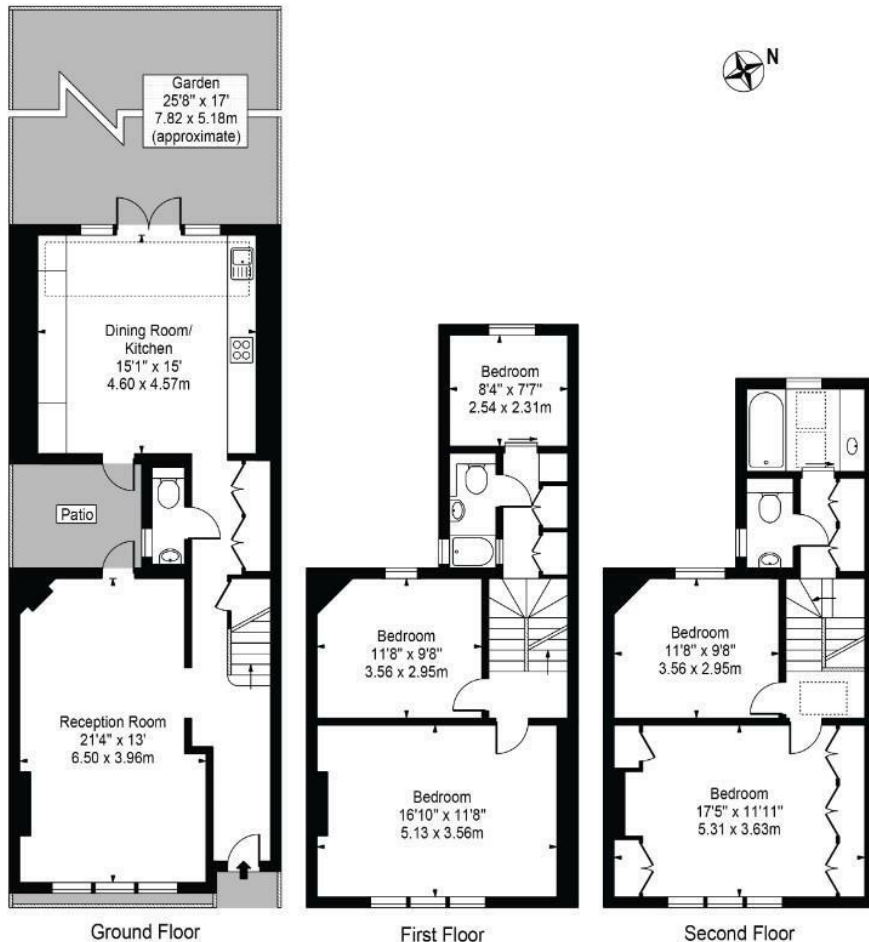
Listing and conservation: Camberwell Grove Conservation Area

Accessibility: None

Mining: No coal mining risk identified

# Camberwell Grove, SE5 8RE

Approx. Gross Internal Area 1679 Sq Ft - 155.98 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002  
| [Camberwell.Sales@hunters.com](mailto:Camberwell.Sales@hunters.com)

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This property is for sale by Online Auction. The Online Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract is received by the buyer's solicitor (or 10 working days after receipt of the buyer's premium, whichever is earlier). Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the Vat, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.

Auctioneer's Comments: This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged.

The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Info Pack which can be downloaded for free from our website or requested from our Auction Department.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of £30,000 including VAT and a Legal Pack fee of £396 including VAT. This secures the transaction and takes the property off the market.

The Buyer's Premium and administration charge are in addition to the final negotiated selling price.

#### Buyer Fees

There are no other fees or charges payable to the Auctioneer however, there are other costs to consider such as:

- Stamp Duty Land Tax (SDLT) is applicable if you buy a property or land over a certain price in England, Wales or Northern Ireland.

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