



## Groveway, SW9

### £2,150,000

A magnificent early Victorian Grade II listed six-bedroom family home. This remarkable property has been beautifully maintained and retains much of its original character and charm. Arranged over five floors and extending to 3,493sq ft, this home offers four large reception rooms, a conservatory, three bathrooms, off-street parking, and a mature north-west facing rear garden.

Groveway is a quiet tree lined street, located within the Stockwell Conservation area and within just a short walk from Stockwell Tube Station (Victoria and Northern Lines). Known for its welcoming community spirit and proximity to many shops, restaurants, Brixton and Kennington Park. There is also great access to a number of the Dulwich Schools, with the school bus stopping at the end of the street.

### Features

- Early Victorian Family Home
- Grade II Listed
- No Onward Chain
- Six Bedrooms
- Abundance of Reception Space
- Wonderful Potential



## Grovelay, SW9

The raised ground floor forms the true heart of this exceptional family home, featuring a wonderful dining area flooded with natural light through large sash windows. This space flows seamlessly into the kitchen, which in turn leads to a conservatory enjoying delightful views over the mature rear garden and bi-fold double doors that open up providing direct access onto a large balcony and the rear garden. The basement offers excellent versatility, ideal as additional living accommodation or perfectly suited for a live-in nanny or relative, benefitting from a bathroom. There is also useful storage to the front beneath the stairs, along with a cellar ideal for wine storage.

The generous rear garden is well maintained and bordered by a brick wall, with an attractive variety of plants and shrubs. Incorporating both a patio and lawn, this north-west facing space enjoys an abundance of natural light due to its size. In addition, there is enclosed side access with a utility area and space to wash down muddy paws, which also leads through to the front of the property where there is off-street parking for one car. The first floor boasts a stunning south facing drawing room, complete with floor-to-ceiling windows, high ceilings, gorgeous cornice and a working fireplace. To the rear, there is a further double bedroom, currently arranged as a study. The second floor comprises two well-proportioned double bedrooms served by a family bathroom and a separate w/c. The top floor offers three additional double bedrooms with far-reaching views across the city and another bathroom.

The property has been a much loved family home for over 54 years and offers exceptional potential for the next owners to make it their own. Offered to the market with no onward chain.



# Groveway, London, SW9



## Dexters

Kennington  
181 Kennington Lane  
London  
SE11 4EZ  
Sales  
020 7650 5102

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