Wooster & Stock

CAMBERWELL GROVE, CAMBERWELL, SE5

FREEHOLD

GUIDE PRICE £1,650,000 - £1,700,000







SPEC

Bedrooms : 5
Receptions : 2
Bathrooms : 2

FEATURES

Roof terrace
Georgian building
Five bedrooms
Private garden
Freehold













CAMBERWELL GROVE SE5

FREEHOLD

















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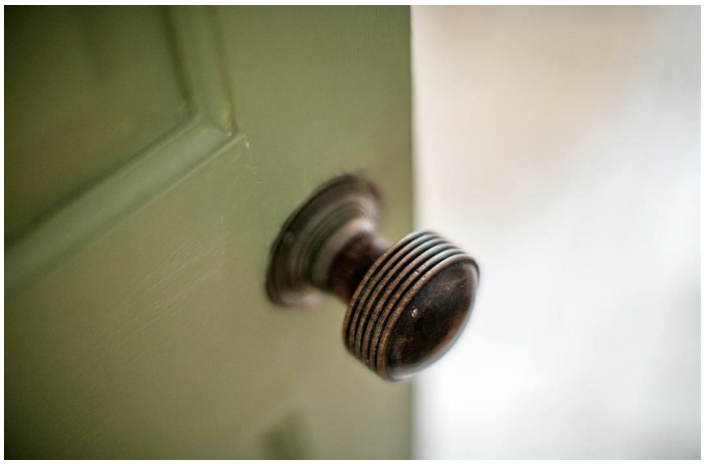






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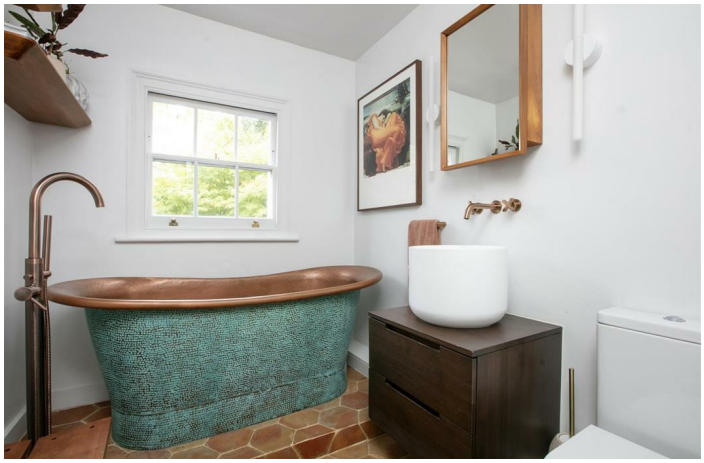
CAMBERWELL GROVE SE5

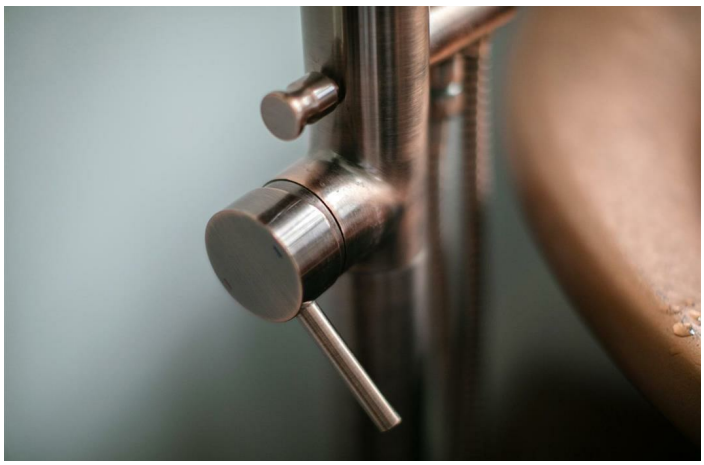
FREEHOLD

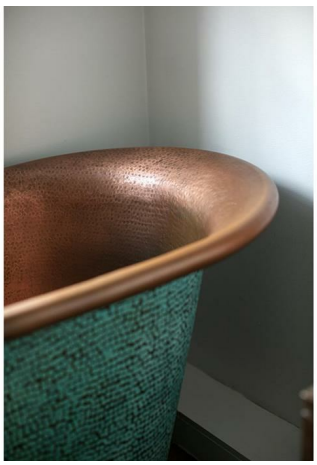
















CAMBERWELL GROVE SE5

FREEHOLD





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GUIDE PRICE £1,650,000 - £1,700,000.

Divine Grade II Listed Five Bedroom Georgian Beauty With Roof Terrace on Best Street - CHAIN FREE.

All the charm of a Camberwell Grove Georgian gem and more! This flat fronted Grade II listed five bedroom beauty is just lovely. Spread over five elegant floors it combines perfectly traditional with contemporary. Sympathetic styling, original features and some excellently executed bespoke modern additions make for the perfect home - we're impressed. You'll enjoy wooden panelling, shutters, original doors and staircases, fireplace and some stunning reclaimed terracotta flooring. Two small courtyards, pretty garden and a super top- floor roof terrace with unbeatably leafy views allow for al fresco lounging. Denmark Hill station offers swift, regular services and Camberwell is a short stroll for any amount of social pursuits. Tree lined and keenly placed for every conveyable amenity, you'll find yourself rarely roaming far from home. When you do, Denmark Hill station is just a five minute amble for swift services to the city and beyond. East Dulwich station is just a touch further and supplies yet more regular central connections. The bars, eateries and boutiques of East Dulwich are an easy walk. Closer still are the much loved pubs and restaurants of Camberwell!

Railings lead inward off the street to find a period door with an arched fanlight. The inner hall has wood panelling and some beautifully complimentary wall shades. To the right you find the double reception enjoying fab vertical shutters on the front aspect sash. There's also a beautiful floor-to-ceiling rear aspect window with panel shutters supplying lush garden views. Fitted bookshelves will house all your classics and there's a period fireplace with polished stone mantel for more charm. The rear of the hall hosts a wc, two separate storage points and garden access. The garden itself is paved and private with plenty of mature greenery. Heading downward from the hall you find the kitchen spans the entire lower ground floor with gorgeous plaster effect walls and show-stopping reclaimed terracotta flooring. Glass pane doors offer access to the lower courtyard which in turn brings you back to the garden. The kitchen cabinets are plentiful and topped with tonnes of counter space. A ceramic butler sink and matching drainer run on the rear wall and (as if you were suitably impressed yet) there's a six ring SEMG range for your culinary creations. A recessed pantry will play host to all your spices. The laundry room is accessed outside on the lower patio. It houses the washing machine and tumble dryer.

Snake back upward to meet with a tasteful bath on the first return. There's a beautiful period free standing bath with mottled brass finish, marble topped wash hand basin unit, honeycomb floor tiles and tall circular sink. A rear sash affords a lush view. Your first floor hosts two interconnecting double bedrooms. The front number has more vertical shutters and ubiquitous fitted storage - a lavish dressing room perhaps? The rear bedroom has another gorgeous floor to ceiling sash with greenery and the steeple of St Giles' church peeking through. Your second return has another pleasant bathroom with modern suite. A third bedroom fronts the street with two sash windows affording dappled shade. The fourth handsome bedroom with fitted storage and more period views completes this level. There's a storage room with restricted head height on the top return. One final climb rewards you richly with a most special bedroom/living space that opens onto the tip top terrace from whence you can spy over Camberwell Grove below and as far as the Shard to the right.

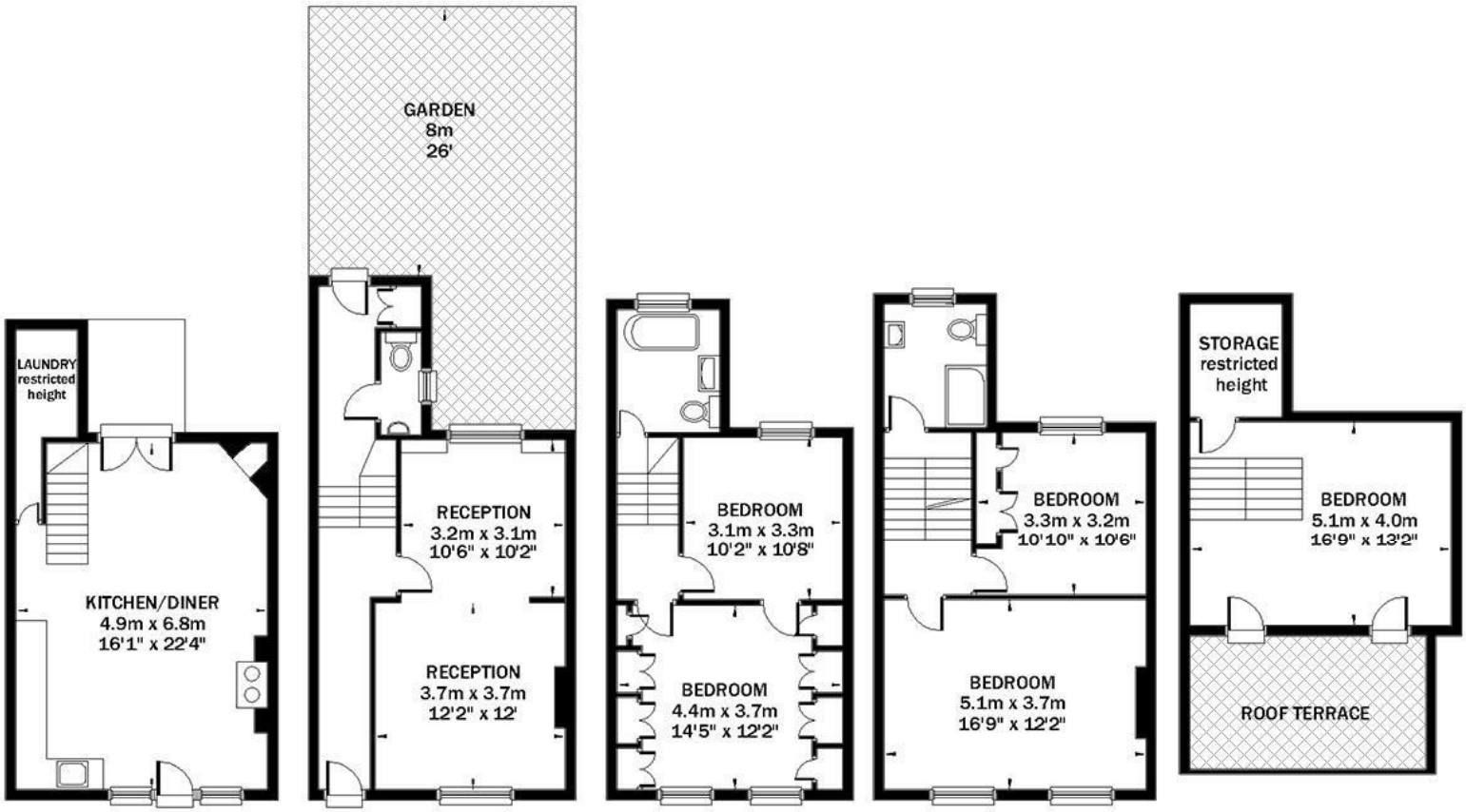
The transport options are excellent; Denmark Hill station (Zone 2) for fast, regular services to Victoria and Blackfriars is a five minute walk away. The highly rated London Overground line offers further services to Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water). There are also a multitude of buses running on either Grove Lane (two minutes away) or Camberwell Church Street (a seven minute walk) into the City and the West End. Local eateries will keep you perpetually calorie counting - we love The Camberwell Arms, a winner of the Observer Food Monthly's Best Sunday Lunch award, a short walk down the Grove as are Silk Road and Ganapati's in Bellenden Road. Camberwell School of Art and the Dulwich Foundation schools are all a short drive, bike or bus ride away. 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: Freehold

Council Tax Band: E

CAMBERWELL GROVE SE5

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LOWER GROUND FLOOR
Approximate internal area :
36.96sqm / 397.77sqft

GROUND FLOOR
Approximate internal area :
42.88sqm / 461.34sqft

FIRST FLOOR
Approximate internal area :
39.47sqm / 424.85sqft

SECOND FLOOR
Approximate internal area :
39.47sqm / 424.85sqft

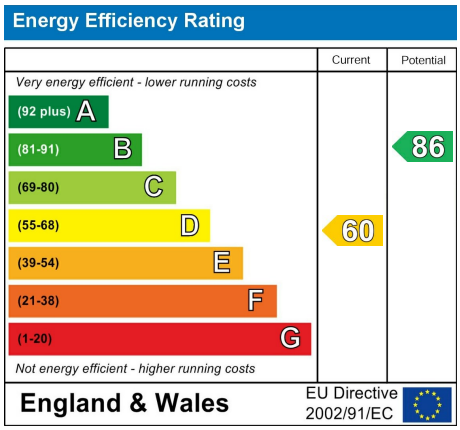
THIRD FLOOR
Approximate internal area :
26.86sqm / 288.90sqft

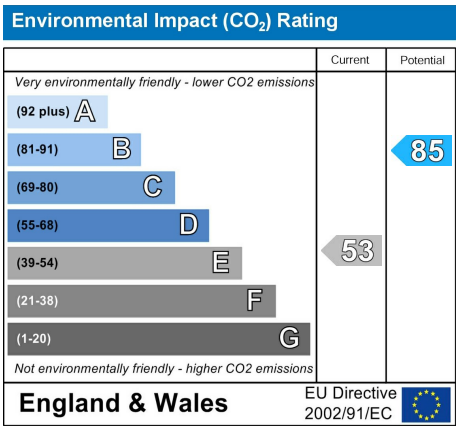
APPROX GROSS INTERNAL AREA

Approximate internal area : 186sqm / 1998sqft
(including restricted head height : 2.4sqm / 26sqft)
Measurements for guidance only / Not to scale

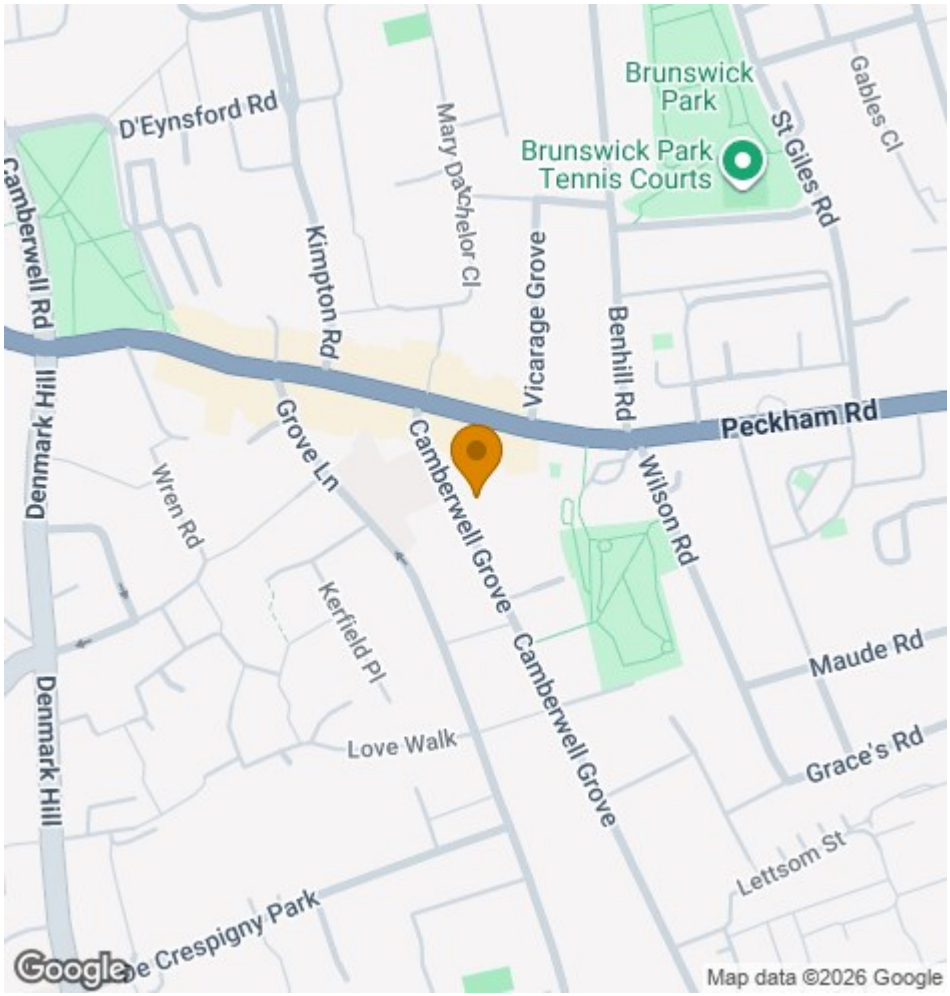
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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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