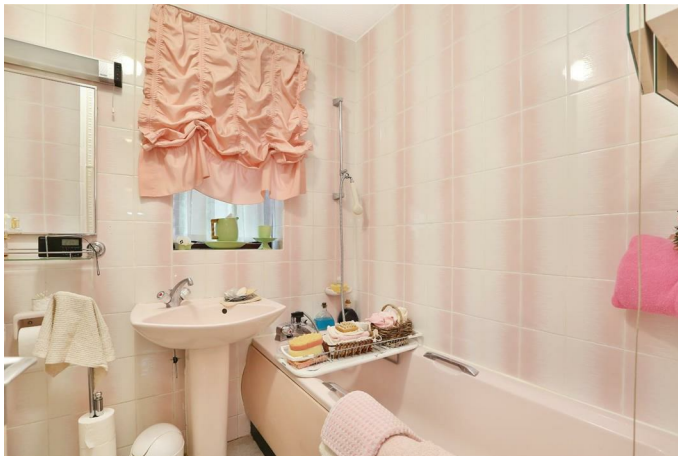




HUNTERS[®]
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Camberwell Grove, London, SE5 | Offers In Excess Of £700,000
Call us today on 020 7708 2002



- Three Bedroom House
 - Private Garden
 - Off Street Parking
 - Freehold

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

A three-bedroom house with a well-kept private garden and off-street parking located in a mews off the popular Camberwell Grove!

On the ground floor you'll find a generously sized reception room with a feature fireplace, plenty of natural light and space for relaxing and dining. Through the sliding doors you can access the private garden, with a paved area perfect for dining al fresco and a grassy area with some established trees around the borders offering privacy. The kitchen has a good range of wall and base units and a built-in oven and hob and overlooks the front garden. Upstairs you'll find three bright bedrooms and the family bathroom. The bathroom has a three-piece suite complete with a shower over the bath, a sink and a WC.

Graces Mews is located off Camberwell Grove, one of SE5's most prestigious, tree-lined streets, surrounded by elegant Georgian and Victorian architecture. Positioned 0.2 miles from Camberwell Church 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: 2

Entrance on floor: Ground

Has lift: No

Over commercial premises: No

Parking: Allocated off street

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: No

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: None

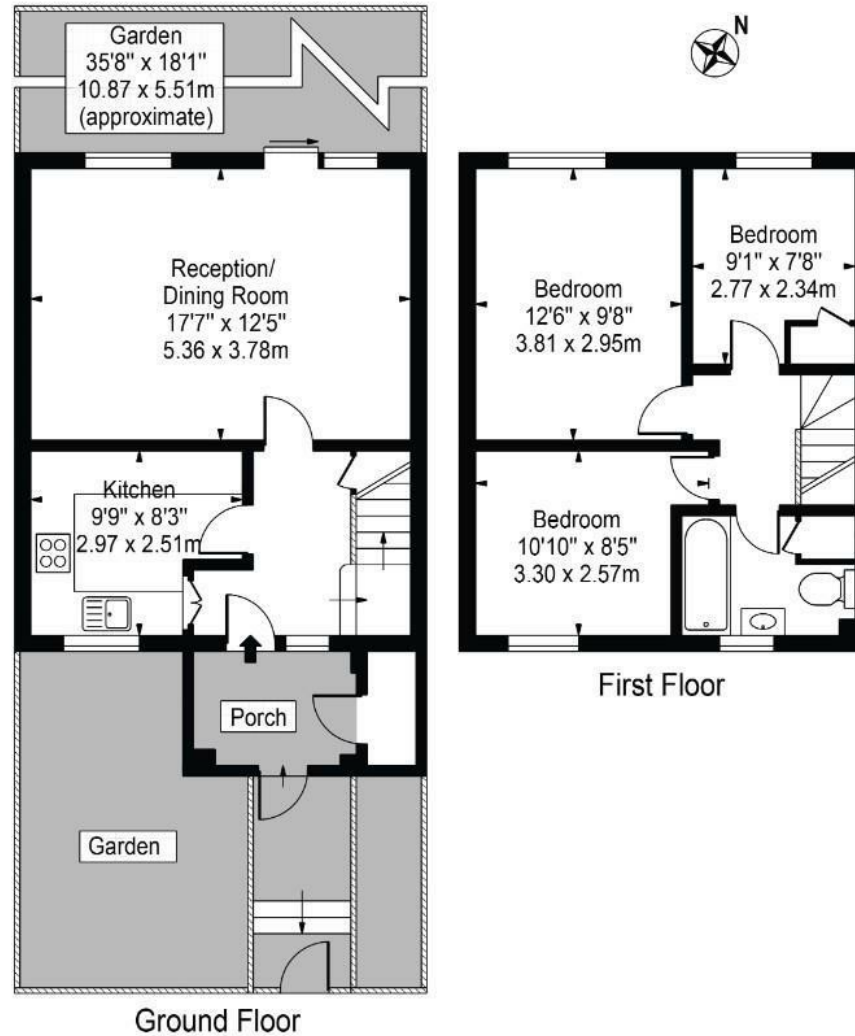
Accessibility: None

Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Graces Mews, SE5 8JF

Approx. Gross Internal Area 752 Sq Ft - 69.86 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
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.

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