

GROVE LANE, CAMBERWELL, SE5

FREEHOLD

GUIDE PRICE £1,700,000 TO £1,800,000



## SPEC

Bedrooms : 5  
Receptions : 3  
Bathrooms : 3

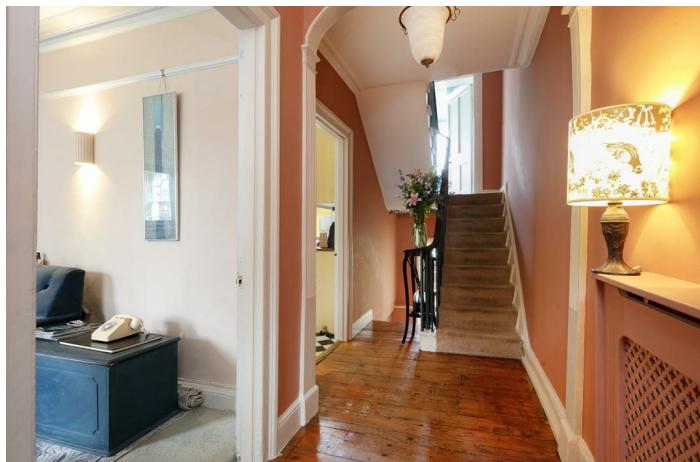
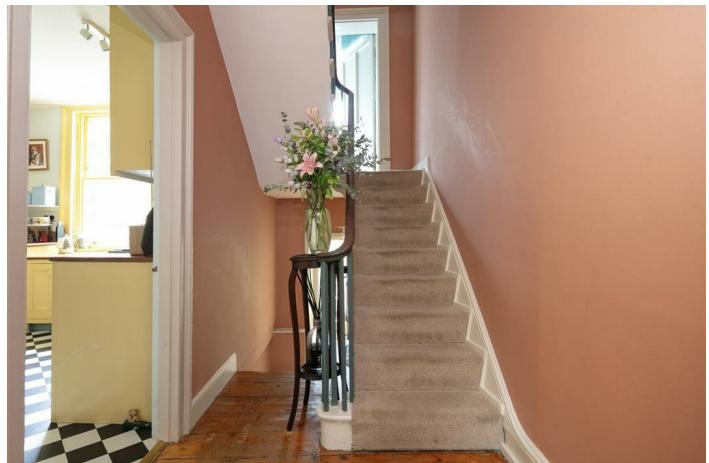
## FEATURES

Superb Landscaped Front Garden  
End of Terrace Position  
Built 1787  
Grade II Listed  
Conservation Area  
Freehold



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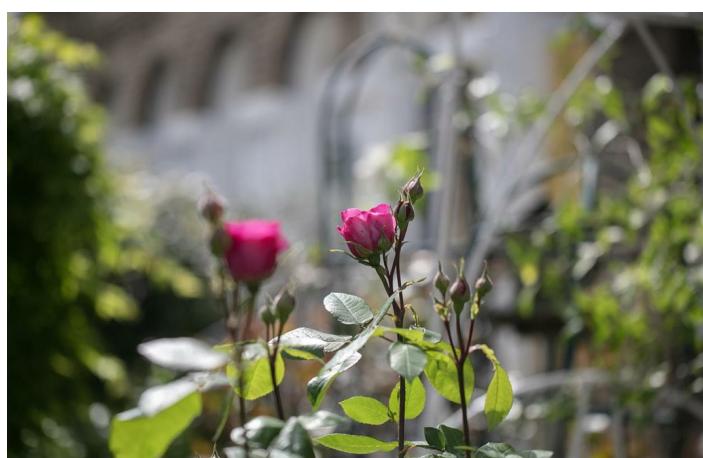
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Sublime Five Bedroom Georgian Home With Gorgeous Gardens to Front and Rear - CHAIN FREE.

This magnificent Georgian home, built in 1787, boasts an end of terrace position along one of Camberwell's most coveted rows. The property, over four spacious floors, sits back behind a wonderfully landscaped front garden and further benefits from a peaceful, rear-facing patio garden. In addition to a self-contained one bedroom lower flat, the accommodation generously comprises three/four bedrooms, kitchen, utility/diner, reception room, grand first floor drawing room, bathroom, shower room and a fantastic sunroom with study. Grove Lane is marvellously mature and magically convenient. You're within a stroll of the countless culinary attractions of Camberwell. Bars abound too. Transport is taken care of with nearby Denmark Hill station which is also on the London Overground Line. There are even tennis courts directly opposite and you can spy the wonderful spire of St Giles' church.

High original railings lead off Grove Lane to a picture-perfect and leafy front garden awash with abundant posies. A grand entrance hall with original door and arched fanlight supplies high ceilings, cornicing and tasteful timber floors. There's a lovely front aspect reception on your left. It has twin arched sash windows, shutters and a beautiful period feature fireplace. An integrated desk space is flanked on either side by fitted storage units. The kitchen/diner comes next in line with plentiful country-style cabinets topped with solid wooden counters. There's a five ring gas hob, oven and a stainless steel sink and drainer. On the lower level of the hall you access the split-level garden room/study which offers generous access to the patio garden.

Upward to the first floor you find a glorious tree mural on the landing. It precedes a most elegant front-facing drawing room which stretches three floor-to-ceiling sash windows-wide. Running into the full width of the building the space boasts original wooden shutters, original fireplace and cornicing. The room is linked to a further reception/double bedroom via hinged double doors. Here you find aged timber floors, integrated bookshelves and further access to the landing. A bathroom with wood panelling, tear-drop bath and laundry area sits on the lower return.

The second floor is currently arranged with a front facing carpeted bedroom. This sits next to a further living space/bedroom. Both enjoy lofty views over the front garden and Grove Lane. A rear-facing utility/dining room supplies oven, two ring induction hob, sink and plenty of counter space. A niftily placed shower room completes this level.

The self-contained one bedroom unit has its own front entrance. It enjoys pretty steps leading down to a lower decked patio. There's a deep vault and recessed storage and an ingeniously placed laundry cupboard. Enter directly into a contemporary galley kitchen with modern cabinets and counters, two ring induction hob, oven, integrated fridge and sink. Royal blue walls and wood flooring make for a stylish, slick vibe. The double bedroom sits left with lovely wall tones, wood burner and two front aspect sash windows. To the rear you find a living room with French doors that wrap around to the rear sun room/study. A modern, fully tiled shower room completes the tour.

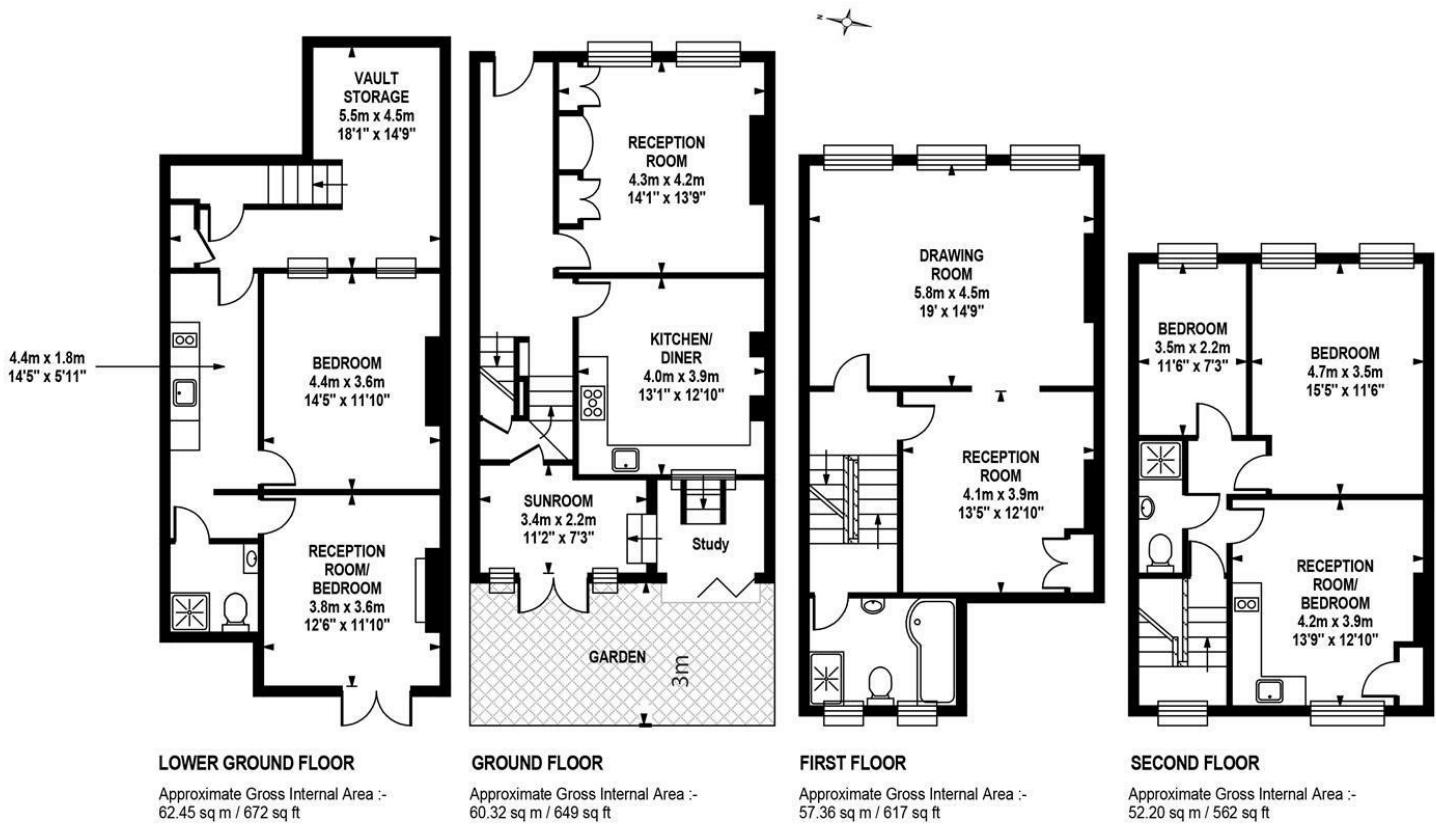
The transport options are good, with a multitude of buses running close by on Camberwell Church Street into the City and the West End. Oval Station (Northern Line zone 2) is walkable in around 20 minutes or easy by bus in around 10. Denmark Hill station (zone 2) for fast, regular services to Victoria, Blackfriars and London Bridge is a 7 minute walk in the other direction. 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, three minutes down the Grove. The very lovely Grove Lane Deli is proving a huge hit and we love Theo's pizzeria too. Celebrated boozers include the Hermit's Cave, The Crooked Well and The Grove Tavern. There are plenty of shops nearby including a host of independent food shops on Camberwell Church Street and Camberwell Green, plus a new, 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 is a short walk away and you have the Butterfly Tennis Club on your doorstep too. The elegant Dulwich Park and Brockwell Park are also a short bicycle ride away.

Tenure: Freehold

Council Tax Band: F

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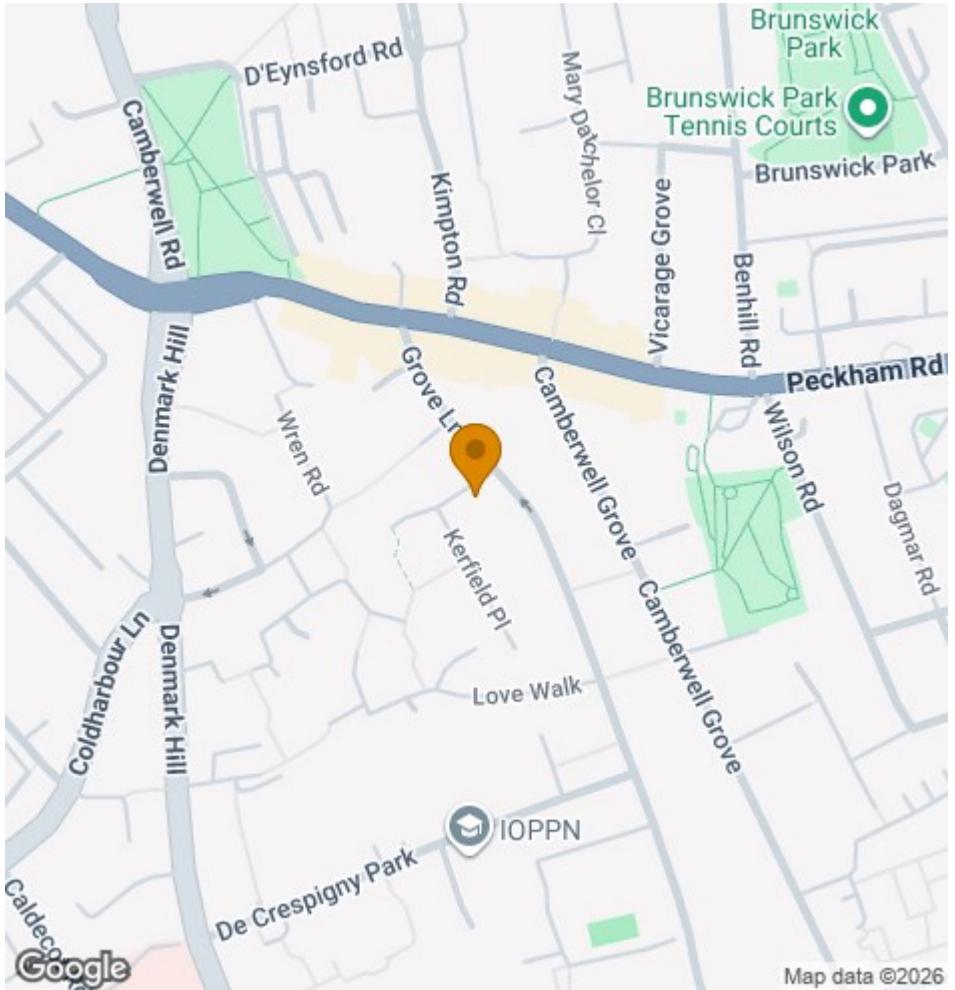
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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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