Wooster & Stock

GROVE PARK, CAMBERWELL, SE5

SHARE OF FREEHOLD

GUIDE PRICE £525,000 - £550,000







SPEC

Bedrooms : 1
Receptions : 1
Bathrooms : 1

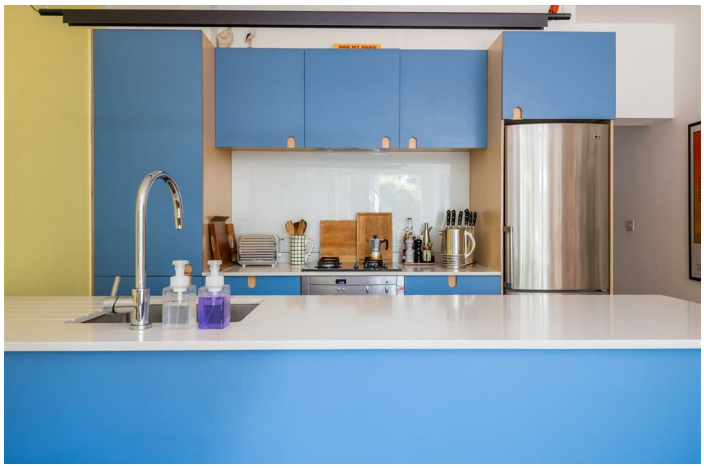
Lease Length: 986 years remaining
Service Charge: £2880 per annum
Ground Rent: n/a

FEATURES

Private South-Facing Terrace
Huge Shared Garden
Tasteful Styling Throughout
Contemporary Kitchen and Shower Room
Share of Freehold













GROVE PARK SE5

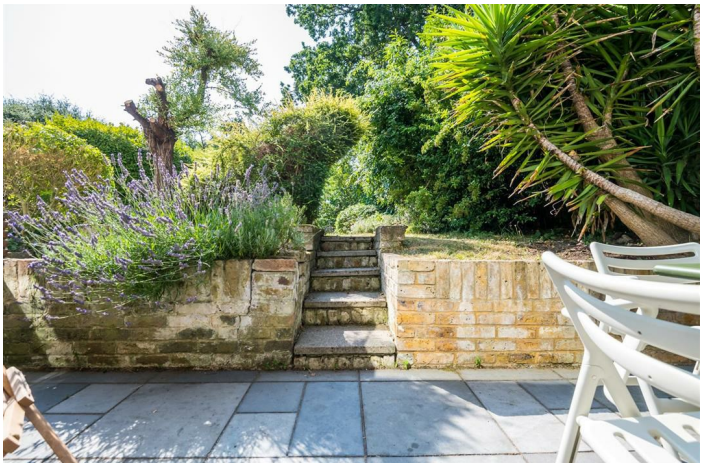
LEASEHOLD - SHARE OF FREEHOLD



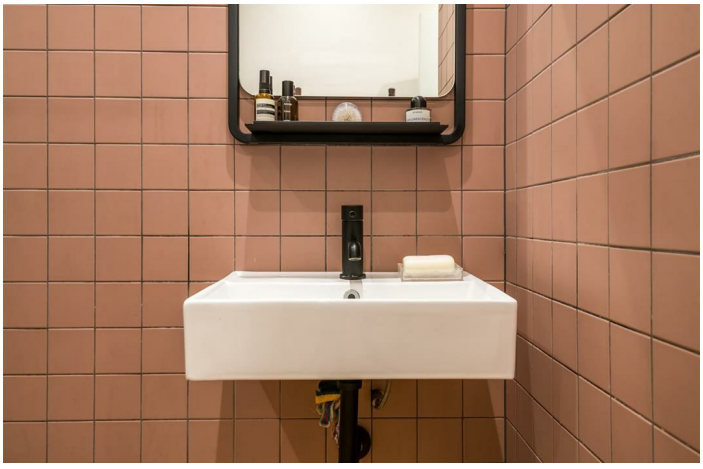














GROVE PARK SE5

LEASEHOLD - SHARE OF FREEHOLD









GROVE PARK SE5
LEASEHOLD - SHARE OF FREEHOLD

GUIDE PRICE £525,000 - £550,000.

Gorgeous One Bedroom Period Conversion with Private South-facing Terrace.

Enjoying a notably tasteful interior, this magnificent one-bedroom flat offers a delightful living environment throughout. A particularly rare feature is that it is one of very few flats in the building with direct access to its own private south-facing terrace. From the terrace, a short flight of steps leads straight up to the expansive shared rear garden, giving you a private outdoor space with the communal grounds just beyond. The open-plan living space looks out onto this peaceful, leafy oasis, creating an airy and tranquil feel. The accommodation also includes a modern kitchen, double bedroom and contemporary shower room. Bellenden Road, Camberwell, East Dulwich and Peckham are all within an easy, quiet stroll. Nearby green spaces include Warwick Gardens, Lettsom Gardens and the expansive Peckham Rye Common. Transport links are excellent. Denmark Hill and Peckham Rye stations offer frequent services to London Bridge, Elephant & Castle and Blackfriars, as well as London Overground connections to Shoreditch, Clapham and Canada Water for the Jubilee line.

The detached building stands tall and handsome, set back from Grove Park's leafy streets behind a generous shared front garden. A communal entrance on the lower level leads to the flat. Inside, you enter directly into the fabulous open-plan living space, finished with engineered wide-board wooden flooring and tasteful neutral décor. A wide, deep bay window features twin sets of double doors flanking a striking floor-to-ceiling picture window. They frame lovely views of the lush, leafy private terrace - a wonderful south-facing space surrounded by mature greenery. From here, a short flight of steps leads up to the shared rear garden, which stretches over 100 feet and is a fantastic spot to catch up with the friendly neighbours.

Back inside, a sleek bespoke kitchen sits at the rear of the living space. The cabinets are finished in "Oslo Blue" and topped with quartz. There's a four-ring gas hob, oven, deep pan storage and plenty of space for appliances. A recessed laundry cupboard is tucked along the hall, leading to the shower room, which features dusky rose wall and floor tiles, matt black fittings, storage behind the wall-hung WC and a large heated towel rail. Last but not least is the lovely double bedroom at the front of the building. It has three sash windows, wall-hung storage and distinctive raised glass bricks.

Denmark Hill station, in Zone 2, is a five-minute walk away, with regular services to Victoria and Blackfriars. London Overground services also run from the station, making Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf - via Canada Water - easy to reach. Buses run from Grove Lane, two minutes away, and Camberwell Church Street, around a seven-minute walk, towards the City and West End. Local eateries will keep you spoilt for choice. We love The Camberwell Arms, winner of the Observer Food Monthly award for Best Sunday Lunch, just five minutes down the road. Camberwell College of Arts and the Dulwich Foundation schools are a short drive or bus ride away. Nearby amenities include independent food shops on Camberwell Church Street and around Camberwell Green, a modern library and a playground. The shops and food spots of Peckham and East Dulwich are also within walking distance. For keeping fit, Camberwell Baths is close by, Ruskin Park is a short hop away, and Butterfly Tennis Club is on your doorstep.

Japanese knotweed was historically identified at the property, and a specialist treatment programme was undertaken between 2018 and 2020. We are advised this included a monitored remediation scheme with provision for an insurance-backed guarantee.

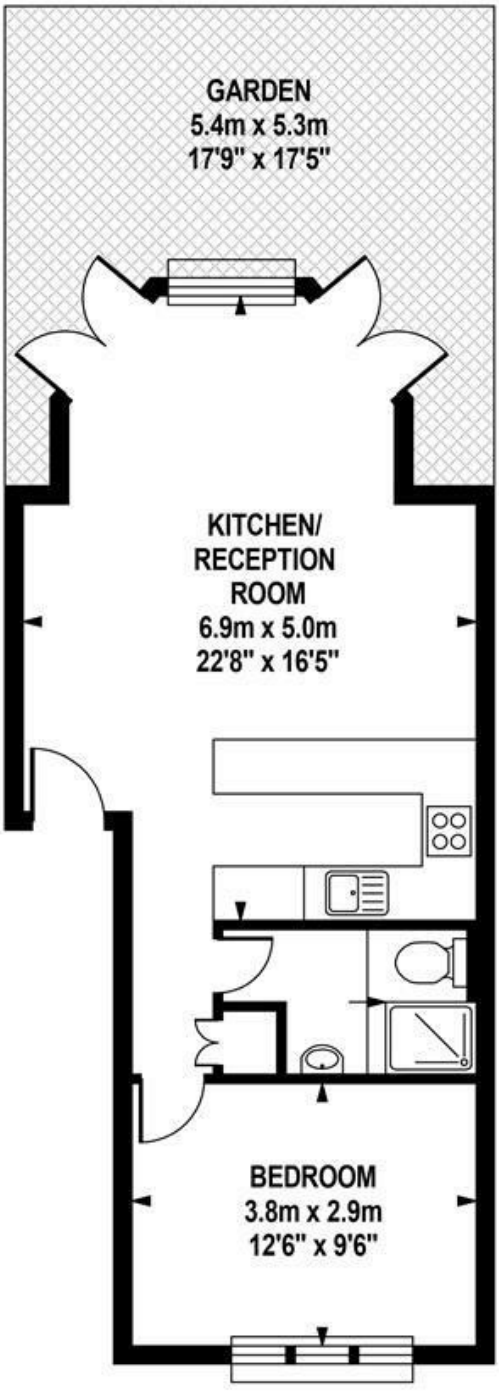
Tenure: Share of freehold

Lease length: 986 years remaining

Council tax: Band B

GROVE PARK SE5

LEASEHOLD - SHARE OF FREEHOLD





LOWER GROUND FLOOR

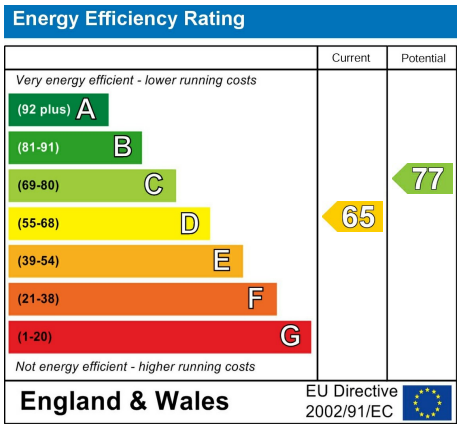
TOTAL APPROX.FLOOR AREA

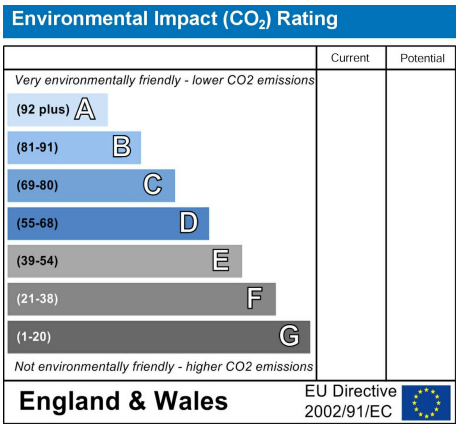
Approximate Internal Area :- 46.54sq m / 501 sq ft

Measurements for guidance only / not to scale

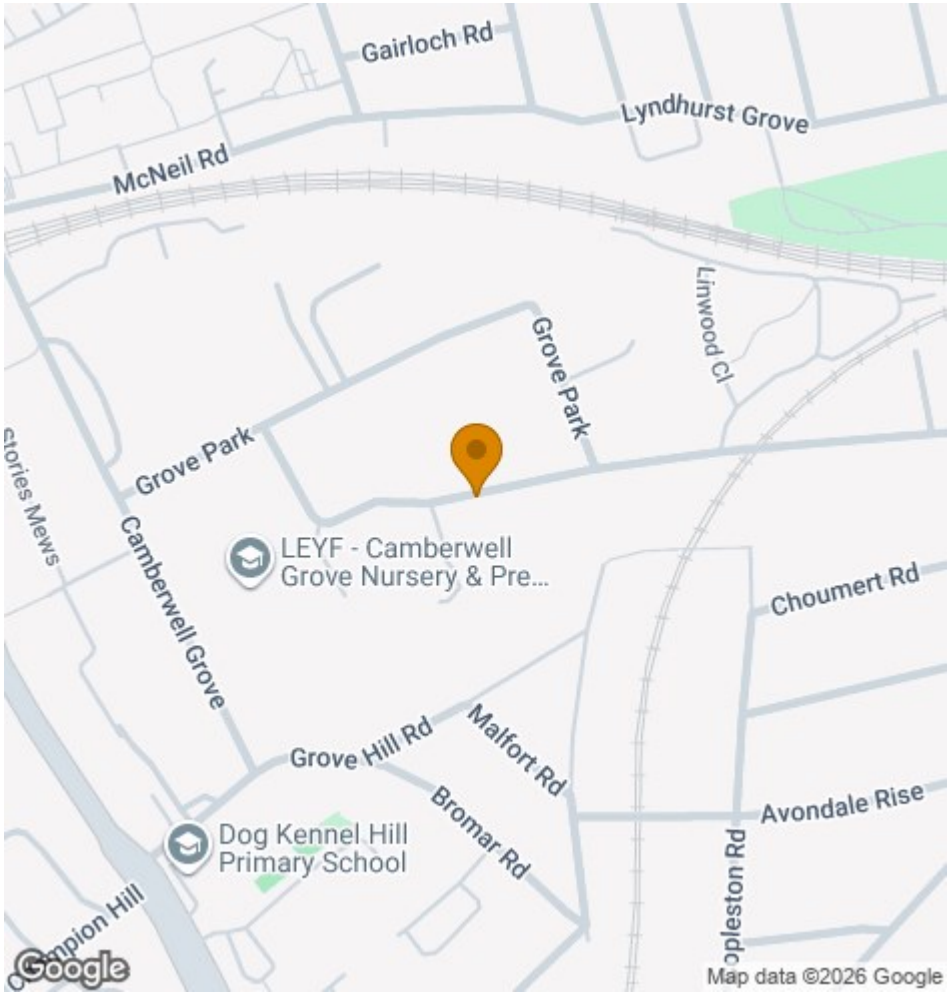
GROVE PARK SE5

LEASEHOLD - SHARE OF FREEHOLD





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.



Wooster & Stock

17 Nunhead Green
London SE15 3QQ
020 7952 0595
sales@woosterstock.co.uk