

CAMBERWELL GROVE, CAMBERWELL, SE5
SHARE OF FREEHOLD
£575,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 969 years remaining

Service Charge : £1769.64

Ground Rent : n/a

FEATURES

Beautiful Period Building

Conservation Area

Kitchen-Diner

Grade II Listed

Share of Freehold



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LEASEHOLD - SHARE OF FREEHOLD



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Bright Two Bedroom Regency Conversion on Best Street - CHAIN FREE.

Renowned as one of the finest streets in London, Camberwell Grove displays many superb examples of Georgian and Regency architecture. This bright two bedder sits atop a particularly lovely row of late Georgian buildings enjoying a tiptop vista. The accommodation comprises a reception, separate eat-in kitchen, two lovely double bedrooms and bathroom. There's a decent amount of fitted storage and views stretching toward Canary Wharf. Not only are you in magnificent surroundings, but you are a few moments to the centre of Camberwell, Bellenden Road, Peckham and East Dulwich. The flat also comes with a key to the wonderful Lettsom community gardens which is just a two minute ramble. A pleasant 5 minutes' walk will have you at Denmark Hill station for swift connections to Victoria, Clapham, Farringdon and Canada Water for the Jubilee Line.

A secure phone entry system allows you screen your guests. The shared hallway is well maintained and presented and leads upward via staircase to your third floor entrance. A neat inner porch gives way to a decent sized L shaped inner hall. First on your right you find a generous master bedroom with recessed fitted storage and a pretty casement window. The reception sits on the same side of the property with plenty of space for comfortably lounging. Toward the end of the hall sits a semi-tiled bathroom with modern circular wash hand basin over a large wooden counter. The bath enjoys a fitted shower. The kitchen is on the opposite side of the hall and boasts some lovely views stretching as far as the city. There's plenty of space for a family dining table and your appliances include an integrated dishwasher and a four ring gas hob. Last but not least comes your second lovely double bedroom which steals more fitted storage and lofty views.

The transport options are good; Denmark Hill station (Zone 2) for fast, regular services to Victoria and Blackfriars is a 9 minute walk. The Windrush Line also serves Denmark Hill making Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water) all easy as pie. A north side station entrance reduces the walk by a couple of minutes! In addition to the numerous rail links, there are also a multitude of buses running close by on Camberwell Church Street into the City and the West End. The very excellent Lyndhurst Primary School is but a moment's stroll as are a plethora of eateries and the Michelin-starred Kerfield Arms is located behind the property on Grove Lane. The award-winning 'Camberwell Arms' does a cracking roast and 'The Hermit's Cave' is the best spot for a pint of black. Camberwell Art School and the Dulwich Foundation schools are all a short drive or bus ride away and there are plenty of shops nearby including a host of independent food shops in Camberwell Green. Keeping fit? The much loved Camberwell Baths is stunning and an easy stroll down the Grove.

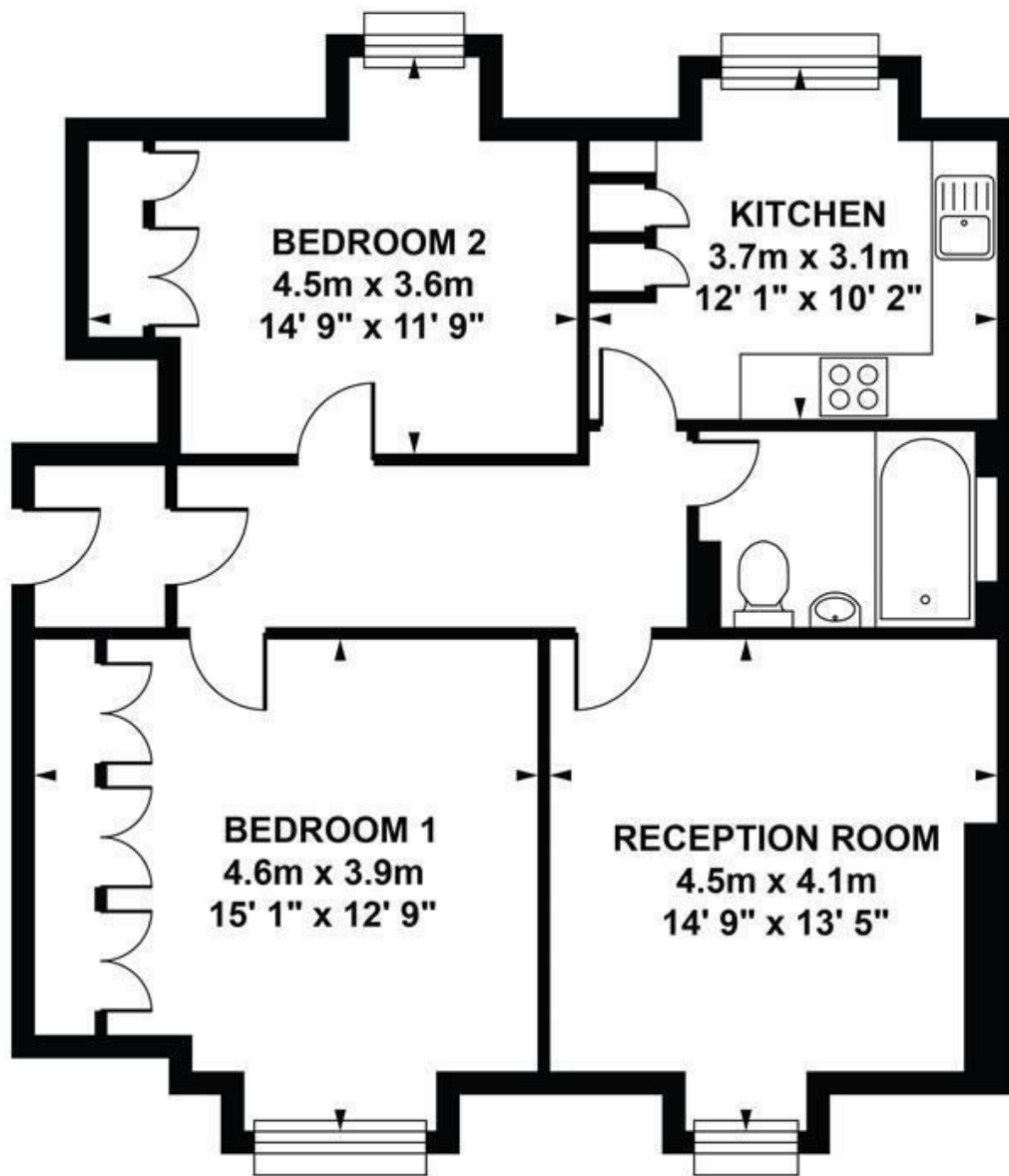
Tenure: Share of Freehold

Lease Length: 969 years

Council Tax Band: D

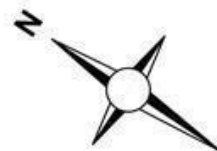
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LEASEHOLD - SHARE OF FREEHOLD



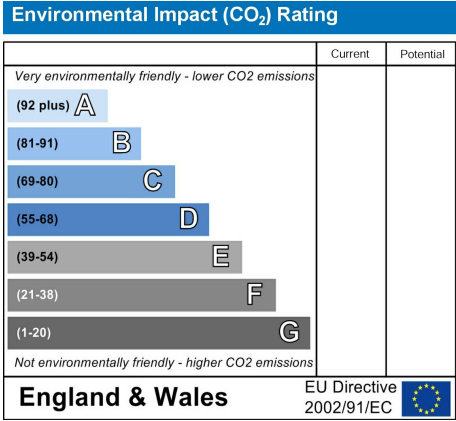
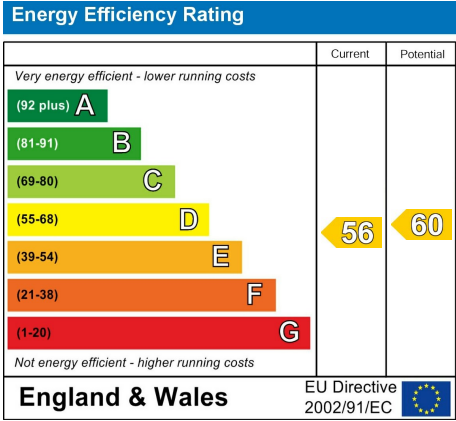
THIRD FLOOR

Approximate. internal area :
76.00 sqm / 815 sq ft



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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.

