

GROVE PARK, CAMBERWELL, SE5
LEASEHOLD
GUIDE PRICE £800,000 - £850,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 2

Lease Length: 105 years remaining

Service Charge: £1484.50 per annum

Ground Rent: £200 per annum

FEATURES

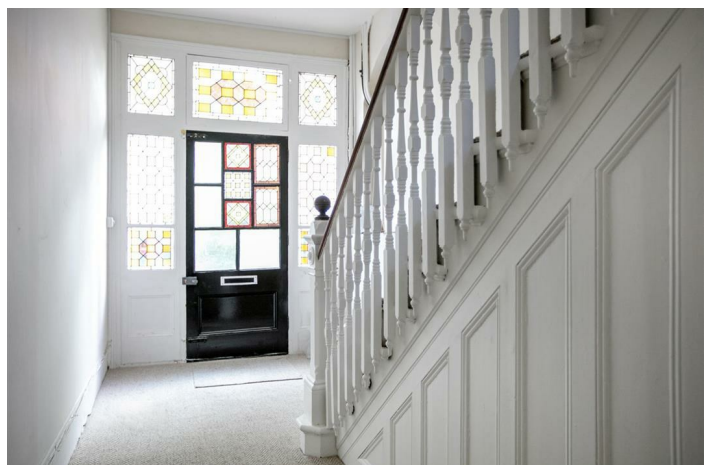
Private Garden

Newly Refurbished

Impressive Proportions

Lower Ground Utility Room

Leasehold



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GUIDE PRICE £800,000 - £850,000

Impressive Two-Bedroom Garden Flat with Large Private Garden – CHAIN FREE.

Occupying the ground floor of a handsome red-brick period property, this recently refurbished two-bedroom flat offers generous living space, period character and a large private garden. The layout includes an open-plan kitchen, dining and living room of over 30 sqm, a spacious principal bedroom, a second double bedroom, two bathrooms and a substantial lower-ground utility room.

The open-plan living space combines original features with a contemporary kitchen. Ornate cornicing, a ceiling rose and a period fireplace with gas stove bring warmth and character, while Plain English cabinetry, a butler sink, integrated dishwasher and excellent storage create a practical, polished finish. Doors lead out to a paved terrace and the garden, with plenty of room for outdoor dining, entertaining and gardening.

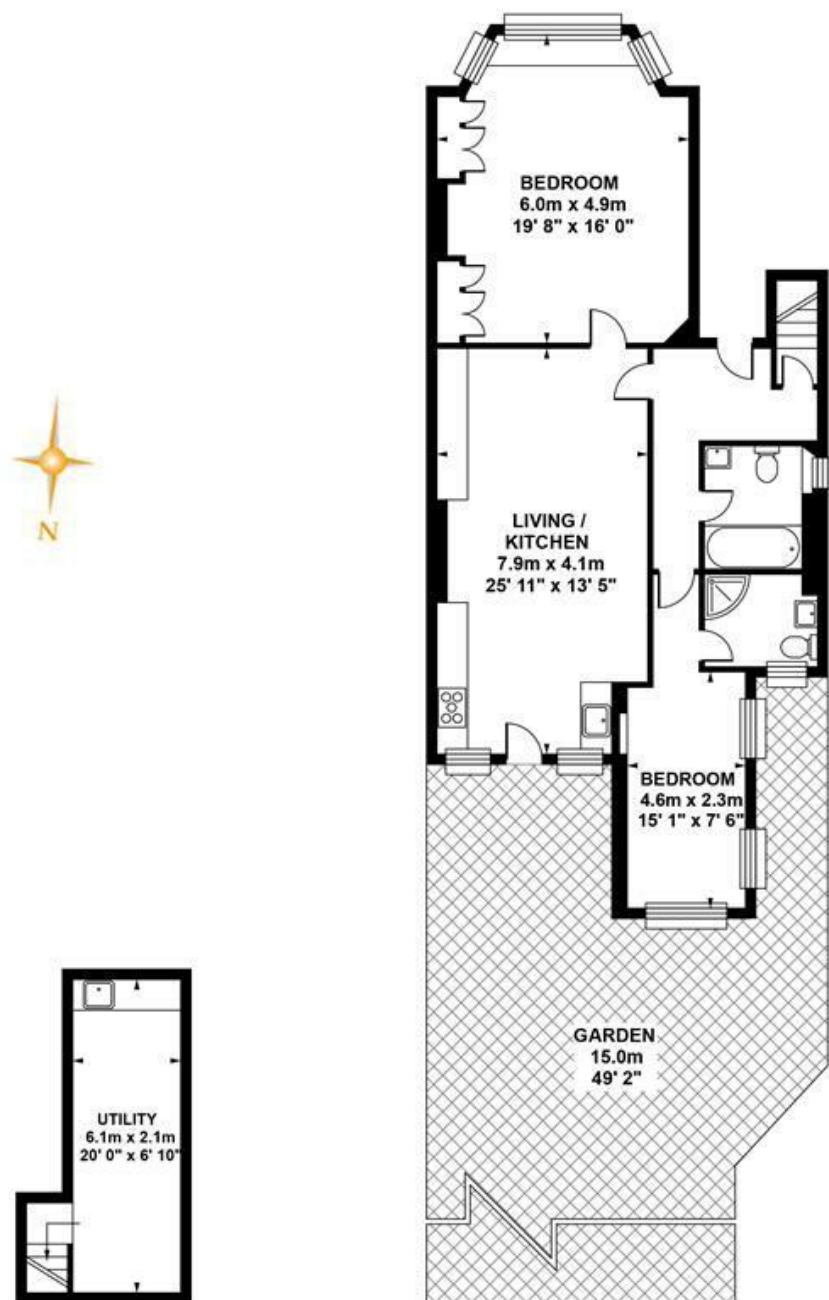
At the front of the flat, the principal bedroom features a bay window with original stained glass and built-in seating. Louvred shutters, fitted storage, period cornicing and a second fireplace with gas stove add to its appeal. The second double bedroom is set to the rear, overlooking the garden, and has its own en-suite shower room. A separate family bathroom features Fired Earth honeycomb tiling, an oversized basin and a rainfall shower. The lower-ground utility room provides useful extra space for laundry and storage.

Denmark Hill and Peckham Rye stations offer connections to Victoria, London Bridge and Blackfriars, as well as London Overground services across east and south London. The surrounding area offers a range of education options, including The Villa School & Nursery, Lyndhurst Primary School, St George's Church of England Primary School and Sacred Heart Catholic School. Parks, sports and leisure facilities are also close by, while Camberwell's restaurant scene includes Theo's Pizzeria, Vineyard Greek Taverna and The Camberwell Arms. Combining period features, generous proportions and a substantial private garden, this appealing home is offered chain free.

Tenure: Leasehold

Lease Length: 105 years remaining

Council Tax Band: D



LOWER GROUND FLOOR

Approximate. internal area :
14.39 sqm / 155 sq ft

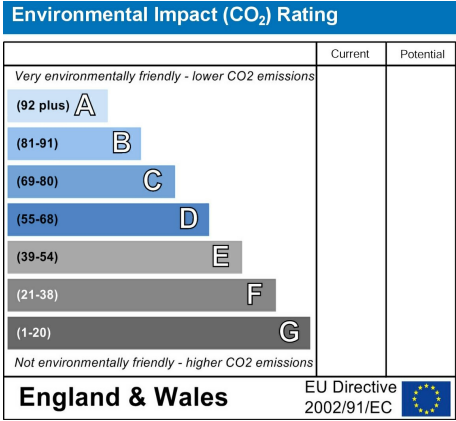
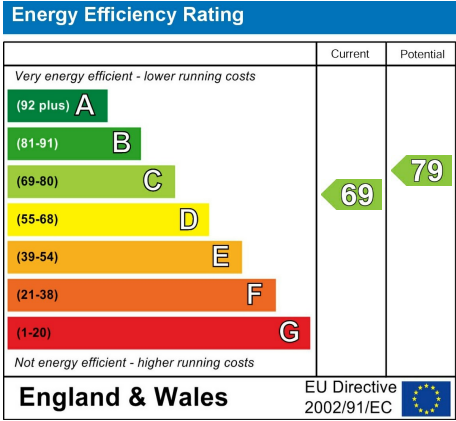
GROUND FLOOR

Approximate. internal area :
91.87 sqm / 989 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 106.26 sqm / 1144 sq ft
Measurements for guidance only / Not to scale

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LEASEHOLD



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.

