

GROVE PARK, CAMBERWELL, SE5

FREEHOLD

£2,350,000



## SPEC

Bedrooms : 5  
Receptions : 2  
Bathrooms : 3

## FEATURES

Beautifully Extended Kitchen Diner  
Wonderful Original Features  
Generous 75 ft Garden  
Off Street Parking  
Freehold



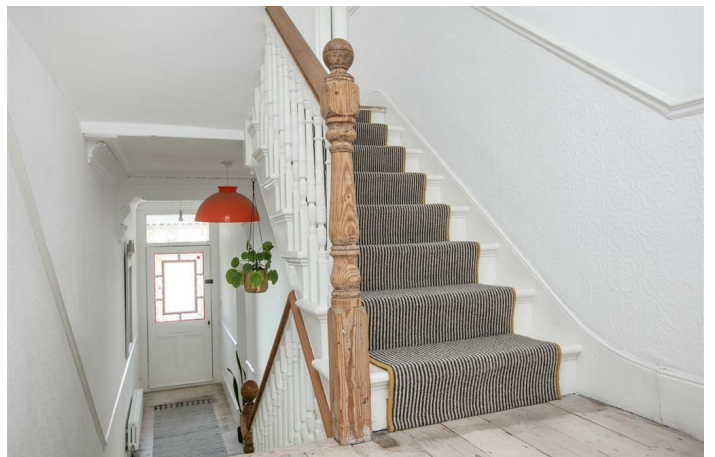
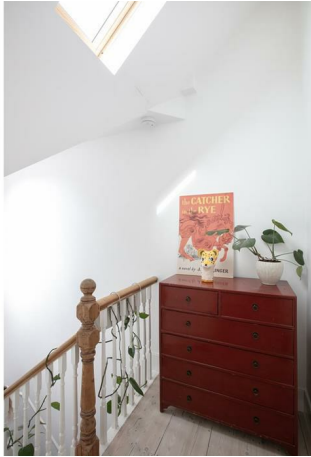
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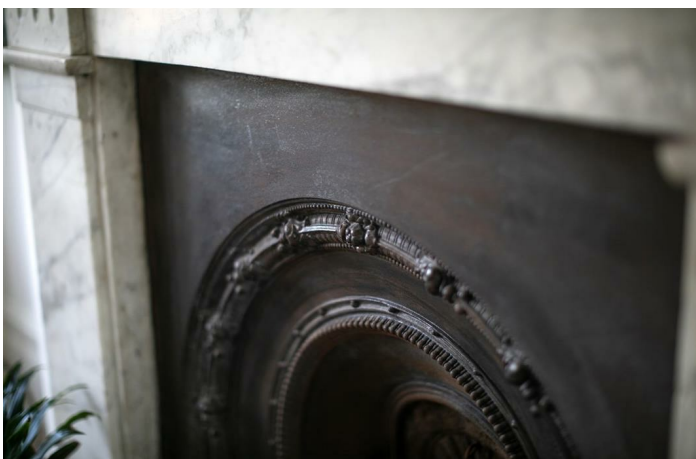
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Elegantly Extended and Refurbished Five Bedroom Victorian Home with 75ft Rear Garden and OSP - CHAIN FREE.

Sitting along leafy and popular Grove Park, this beautifully extended and recently refurbished five bedroom home boasts abundant original charm and expertly chosen contemporary additions. An expertly extended kitchen/diner and impressive loft conversion increases the living environment considerably and tastefully. The accommodation, over three bright floors, comprises a huge double reception, kitchen/diner, five double bedrooms (master ensuite), bathroom, shower room, wc and a fab mezzanine space with additional storage. There is also a head-height lower ground floor with laundry/utility space. From the house you can enjoy the many delights of Bellenden Road, Camberwell, East Dulwich and Peckham within an easy, quiet stroll. Lovely local parks include Ruskin Park, Warwick Gardens, Lettsom Gardens and the expansive Peckham Rye Common. Transport is taken care of with nearby Denmark Hill and Peckham Rye Stations offering fast, frequent services to London Bridge, Elephant and Castle, Blackfriars and the fantastic London Overground Line to Shoreditch, Clapham and Canada Water for the Jubilee Line.

A handsomered bricked exterior invites you through a well presented front garden with bespoke bin storage and space for the SUV. The inner hall has intricate ornate original corning and stunning original stained glass in the original door. The double reception sits to the right with a proud square front-facing bay window and more original stained glass. Twin original feature fireplaces, picture rails and impressively recrafted corning continue to delight. French doors frame a beautiful rear view through to the kitchen and garden. Toward the end of the hall you find access to that fab head-height lower ground floor utility/laundry space. The kitchen/diner runs generously from the end of the hall with sublime polished concrete flooring. It's a notably bright and airy space with huge overhead skylight, rear-aspect cantilevered 'Oriol Window' with integrated seating and abundant cabinet and counter space. A handy wc tucks neatly next to a study space with tall vaulted glass ceiling and views back through those French doors into the reception. It's a beautiful integration.

Heading upward you meet a spacious first return hosting a handsome modern shower room. Brushed brass fittings and a mid-century washstand complement the vibe nicely. A dual aspect bedroom, currently used as a study, sits next door and supplies access to a lovely balcony with original wrought iron railings. The first floor front-facing double bedroom is impressively proportioned, stretching to full width. Both casement windows have stained glass and there is another feature fireplace and more picture rails for good measure. Another large double bedroom sits next to this with similarly attractive whitewash timber floors.

The second return has a fully tiled family bathroom with more mid-century touches. A large dual aspect bedroom completes this level with fitted shelving, feature fireplace and access upward to a fabulous mezzanine loft space - perfect for a kiddie's play area. Adjoining this is a super deep storage space. The upper landing is magically bright and airy. It leads to your top floor master bedroom which boasts an aspect to front and rear as well as wonderful double height vaulted ceilings, white wash brickwork and tonnes of bespoke recessed storage. An adjoining ensuite treats you to honeycomb floor tiles, double walk-in shower and more vaulted ceilings.

Denmark Hill station (Zone 2) supplies swift, regular services to Blackfriars and Victoria and is a five minute walk away. The Windrush Line also serves Denmark Hill. Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water) are all easy as pie. There are also a multitude of buses running on either Grove Lane (two minutes away) or Camberwell Church Street (a seven minute walk) into the City and the West End. 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, five minutes down the Grove. The Kerfield Arms is also wildly popular, not least due to their Michelin star! Camberwell Art School and the Dulwich Foundation schools are all a short drive or bus ride away. Even closer is the highly considered Belham Primary. There are plenty of shops nearby including a host of independent food shops on Camberwell Church Street and Camberwell Green, plus a 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 hop and you have the Butterfly Tennis Club on your doorstep.


Tenure: Freehold


Council Tax Band: G

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	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.

