

VICARAGE GROVE, CAMBERWELL, SE5
LEASEHOLD - SHARE OF FREEHOLD
GUIDE PRICE £600,000 TO £650,000.



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length: 104 years on the underlying lease

Service Charge: £100 per annum

Ground Rent: n/a

FEATURES

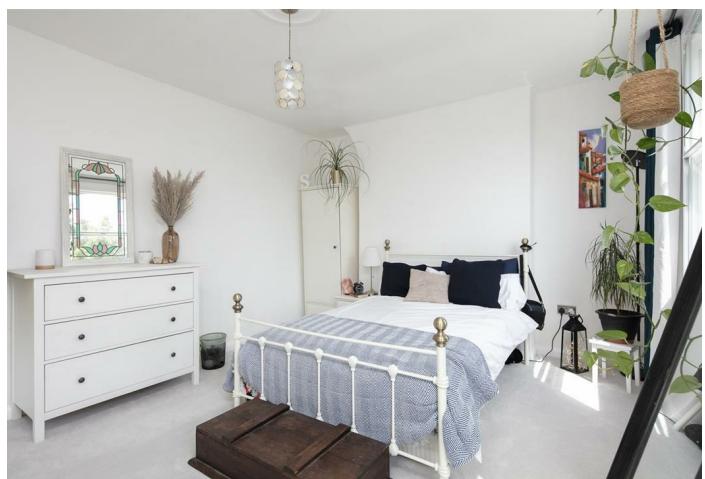
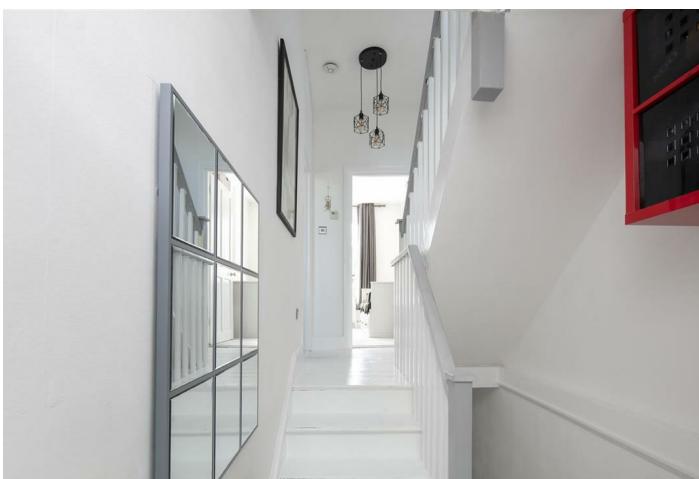
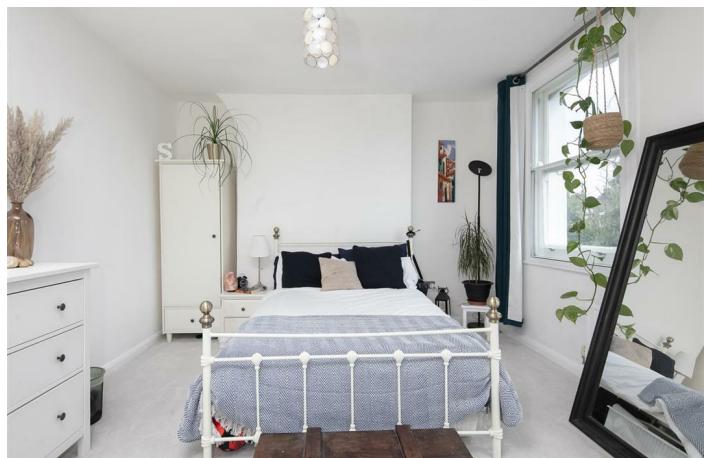
Split Level

Two Proper Double Bedrooms

Bright Leafy Aspect

Modern Kitchen and Bathroom

Share of Freehold



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Splendid Split Level Two Bedder With Slick Finish and Leafy Aspect. CHAIN FREE.

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Sitting on the two upper floors of a handsome and perfectly placed Victorian stunner, this spacious two bedder promises abundant, bright living space. The accommodation has been beautifully perfected by the current owners to include an airy, generous reception, contemporary kitchen/diner, two lovely double bedrooms and a handsome bathroom. There's plenty of storage and a wonderful leafy aspect throughout. You'll be close to all the best action in Camberwell from this maisonette on one of Camberwell's most sought after 'Groves'. You're within staggering distance of the countless social and culinary attractions of Camberwell and Denmark Hill is an easy 12 minute stroll up the very lovely Camberwell Grove. The London Overground Line enjoys fast and frequent services to Shoreditch, Clapham and Islington. Brunswick Park is a short ramble for some leafy r&r - anyone for tennis?

The exterior sits behind a row of mature trees - it's leafy and pleasant and mere moments from Brunswick Park. Steps lead upward to a shared entrance where an inner door opens to your staircase. The front-facing reception has two fantastic sash windows with secondary glazing and a calming view. A feature period mantel is hugged on either side by integrated shelving. The kitchen enjoys plenty of dining space, black tiled floor, contemporary cabinets and counters and a swanky five ring gas hob and oven.

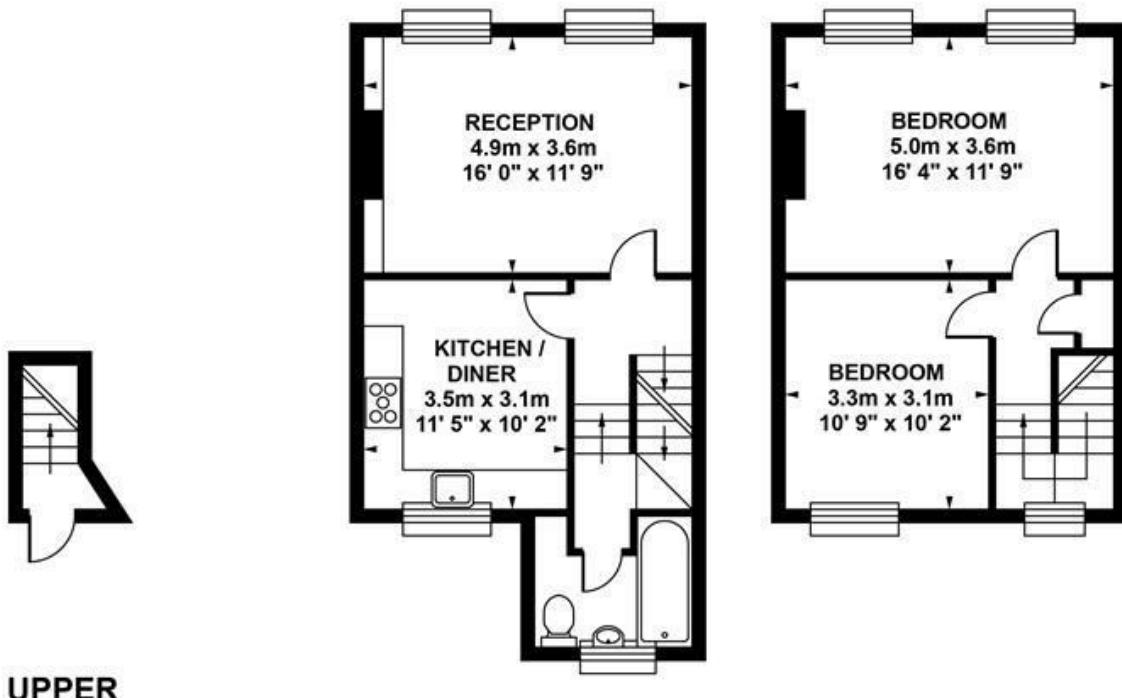
The bathroom is on the lower return with lovely tiling over the bath, modern loo and wash hand basin and funky matt black fixtures. Upward to a bright landing you find a deep storage point with space for all your beloved tatt. The master bedroom fronts the street with a lofty tree top vista of surrounding gardens. It's a bright, spacious carpeted affair with neutral decor and fresh vibes. A second lovely double boasts a wonderful London streetscape. It's a peaceful double with more carpeting and raised storage.

Here you have easy access to the City and West End from a multitude of buses travelling along Peckham Road and Camberwell Road. Oval tube (Northern Line zone 2) is a 20 minute walk or 6 minutes on one of the many buses that travel down the Camberwell New Road. Alternatively take a 12 minute stroll up to Denmark Hill station where you can pick up fast, direct and frequent services to Victoria, London Bridge and Blackfriars. The London Overground whizzes you to Clapham Junction, Clapham High Street, Shoreditch and beyond. The local area is a hub of activity with some excellent specialist shops, Camberwell leisure centre, St Giles Church and many great restaurants and bars within easy walking distance. We love the Camberwell Arms for a cracking roast; The Crooked Well for a local pint and Good Neighbour for an evening cocktail. Brunswick Park is a minute away for a relaxing Sunday stroll on your way to get breakfast.

Tenure: Share of Freehold

Lease Length: 104 years remaining

Council Tax Band: C



**UPPER
GROUND FLOOR**

Approximate. internal area :
2.02 sqm / 22 sq ft

FIRST FLOOR

Approximate. internal area :
41.04 sqm / 442 sq ft

SECOND FLOOR

Approximate. internal area :
36.00 sqm / 387 sq ft

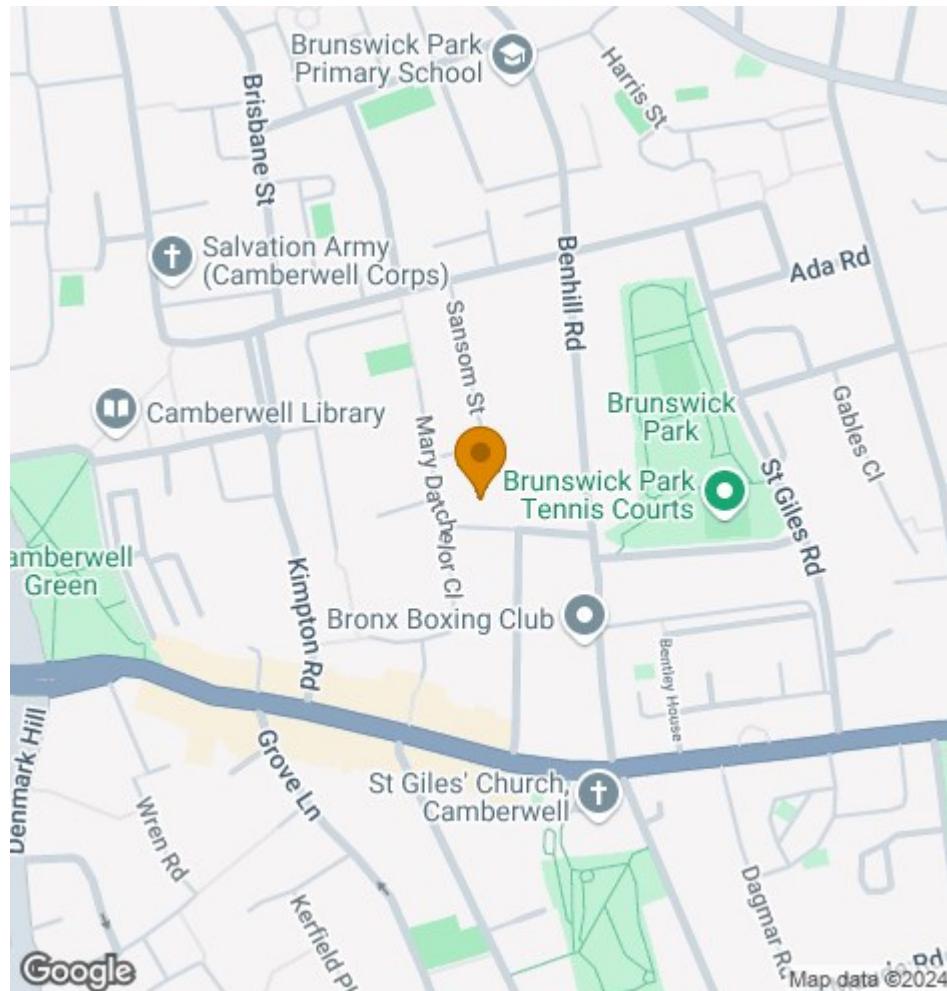
TOTAL APPROX FLOOR AREA

Approximate. internal area : 79.06 sqm / 851 sq ft
Measurements for guidance only / Not to scale

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	73	78	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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