

CAMBERWELL GROVE, CAMBERWELL, SE5
LEASEHOLD - SHARE OF FREEHOLD
£450,000



SPEC

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Lease Length : 995 years on the underlying lease

Service Charge : £1200 per annum

Ground Rent : n/a

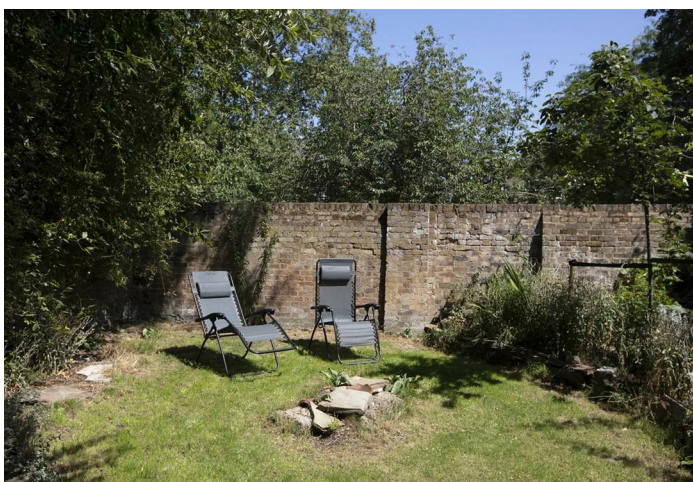
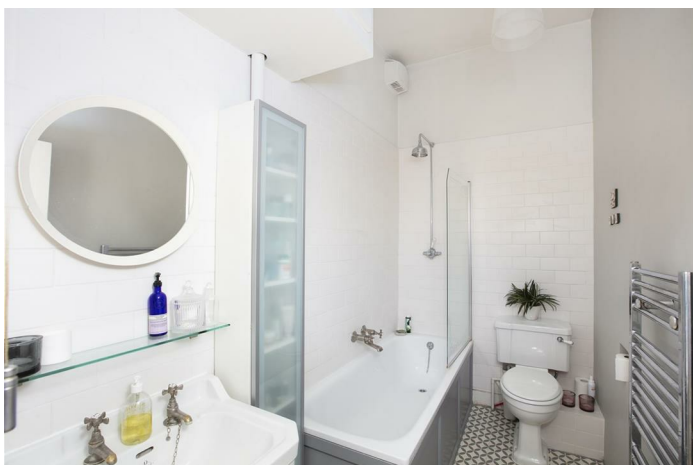
FEATURES

Share of Freehold

Wonderful High Ceilings

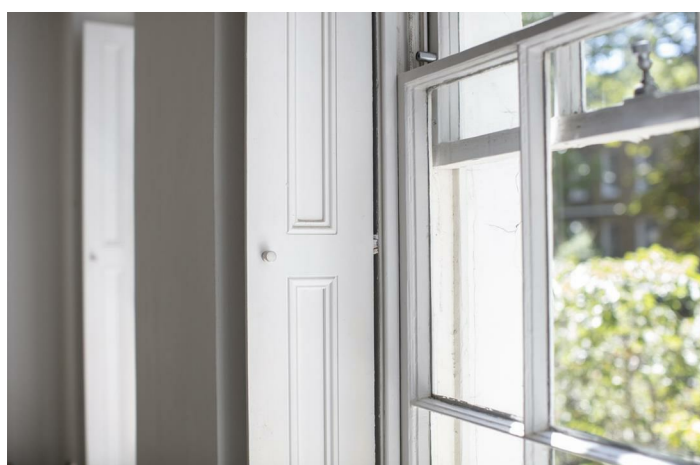
Generous Leafy Shared Garden

Highly Sought After Location



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Lovely Georgian One Bedder With Shared Garden on Best Street - CHAIN FREE.

Boasting wonderful high ceilings, period features and leafy views to front and rear, this fantastic one bedder will win you over at first glimpse. It sits pretty on the ground floor of a particularly handsome Georgian building along the leafiest part of south east London's most desirable period streets. The leafy shared rear garden stretches generously supplying a tranquil and pleasant spot to unwind. You're within a moment's tree lined ramble of the best of Camberwell - bars, eateries and bountiful London bustle. Ruskin Park is a short hop and you have the Butterfly Tennis Club on your doorstep - anyone for Pimms? Even closer is St Giles Church grounds - it's a lovely spot for a read of the paper. Transport links are equally impressive with Denmark Hill an easy eight minute stroll. It boasts unbeatable connections to Victoria, Blackfriars, Elephant & Castle and the London Overground Line will whizz you to Shoreditch and also Canada Water for the Jubilee Line.

A shared front garden with high original railings invites you off the leafy grove. A shared original doorward with arched fanlight opens to the communal hallway where you find access to the flat. Inside, head right to the front facing living area which frames a lovely streetscape through a triptych of magnificent original sash windows with their original shutters. Light cascades inward - it's a really lovely space. There's plenty of storage and shelving on the right wall and your kitchen adjoins on the far side. Appliances includes a four ring gas cooker and integrated fridge/freezer. The bathroom comes further along the hall and includes a drencher fitting over the wood paneled bath. There's a period style suite and a heated towel rail. Last but certainly not least comes your wonderful bedroom which faces down the communal garden through another elegant sash window. There's a fitted wardrobe and further cupboard space.

The transport options are good, with a multitude of buses running close by on Camberwell Church Street into the City and the West End. Denmark Hill station (zone 2) for fast, regular services to Victoria, Blackfriars and Farringdon is an eight minute walk in the other direction. The London Overground Line will wish you to Shoreditch in no time. You can also be on the Jubilee Line from Canada Water in around 10 minutes. The very excellent Lyndhurst Primary is but a moment's stroll as are a plethora of eateries including Caravaggios and the much loved FM Mangal. Quality gastro pubs abound. We love The Crooked Well and the award winning Camberwell Arms. 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 wonderful period Camberwell Baths is stunning and within 60 seconds from your door. Nearby green spaces include the charming Brunswick Park with its tennis courts, gallery and cafe.

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GROUND FLOOR

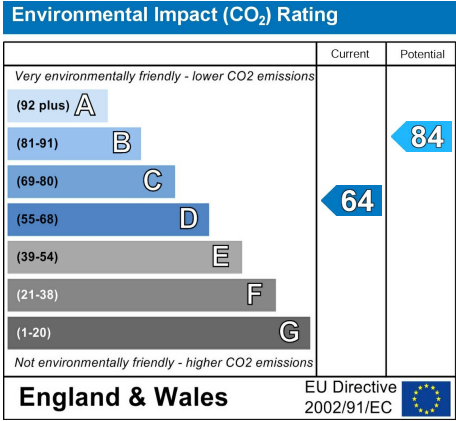
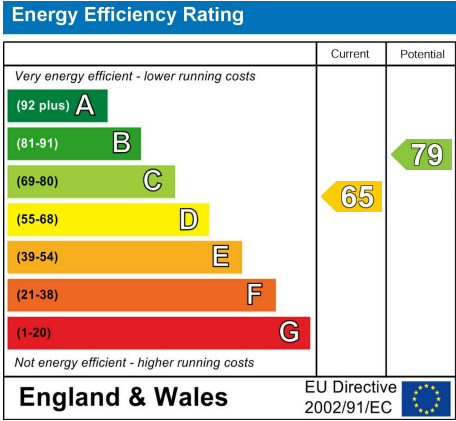
Approximate Internal Area :-
39.51 sq m / 425 sq ft

TOTAL APPROX.FLOOR AREA

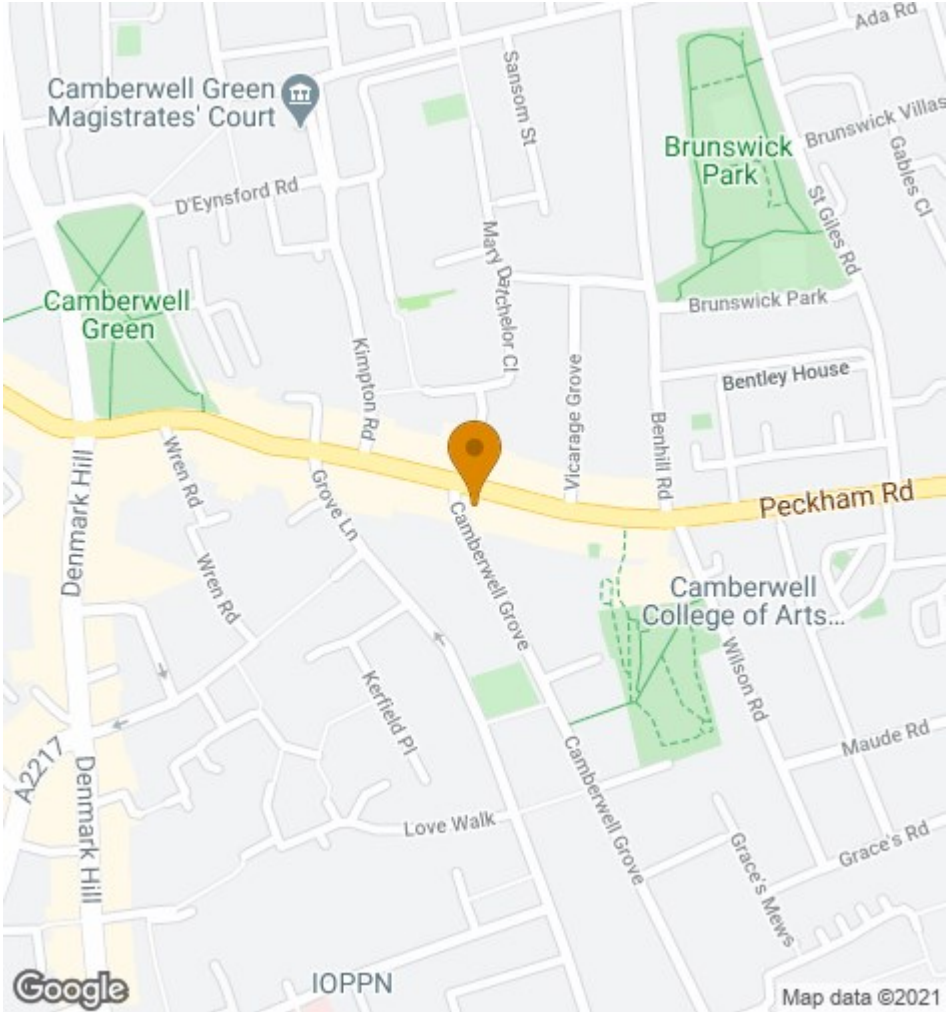
Approximate Internal Area :- 39.51 sq m / 425 sq ft
Measurements for guidance only / not to scale

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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.



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