

GROVE LANE, CAMBERWELL, SE5  
FREEHOLD  
GUIDE PRICE £2,000,000





## SPEC

Bedrooms : 6  
Receptions : 2  
Bathrooms : 4

## FEATURES

Stunning Original Features  
End of Terrace  
Working Fireplaces  
Devol Kitchen  
Freehold



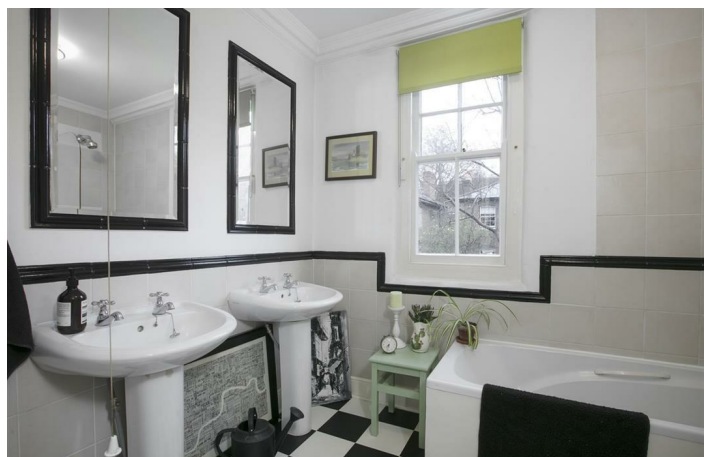


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FREEHOLD



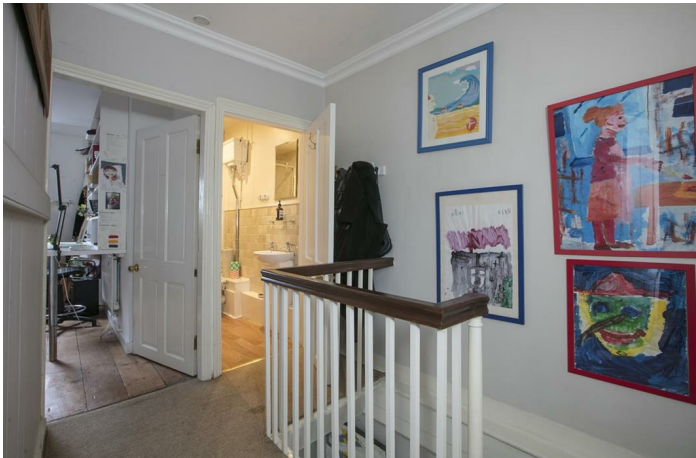


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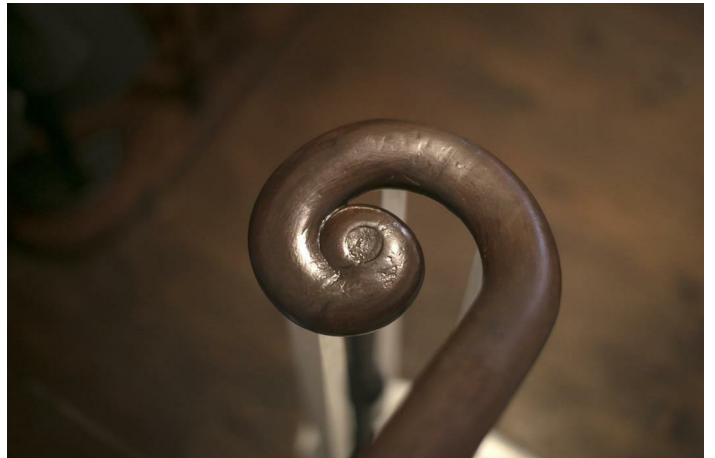


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Sublime Six Bedroom Georgian Home With Original Splendour over Five Floors.

Built circa 1790, this noteworthy home commands a coveted position on one of South East London's premier rows. Enjoying an end-of-terrace spot and a wonderful streetscape of both Grove Lane and Love Walk, the property is bathed in light and good vibes. Laid out over five floors, the house has been given the most sympathetic of modernising touches, to preserve the period characteristics. Inside, you'll enjoy original cornicing, fireplaces, staircase and floorboards. An impressive six bedrooms, four bathrooms, a utility room and a long private garden lie behind the noble exterior and pretty front garden. Grove Lane is marvellously mature and magically convenient. You're within a stroll of the countless culinary attractions of Camberwell. Bars abound too. Transport is taken care of with nearby Denmark Hill station, which is also on the London Overground. There are even tennis courts directly opposite, and you can spy the wonderful spire of St Giles' Church.

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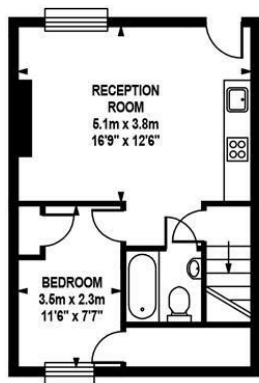
From the hall, continue down a short flight of stairs to discover a very nifty utility room, with access to the garden. The lower ground floor is accessed to the rear of the landing. Enjoying its own front entrance, it is currently arranged as a comfortable one-bedroom unit. A front-facing living room with kitchen leads to a neat rear-facing bedroom and shower room. The first-floor return has another bathroom with twin basins, making it most handy for the two magnificent double rooms on the first floor. The larger of the two spans the width of the house to the front, with two glorious sash windows and fitted shelving, and is currently used as the main reception/drawing room. We can't think of anywhere more wonderful to relax of an evening. The rear room is a good-sized double, with two fitted storage cupboards and handsome garden views. It is currently used as a study. The entire second floor is given over to the master suite, with the bedroom stretching 16ft across the front. It has fitted wardrobes and its very own nicely proportioned en-suite bathroom. A final climb upwards reveals fantastic double-height rear landing walls — perfect for displaying your treasured pieces. The third floor hosts two more lovely bedrooms. A handy, fully tiled shower room completes the tour.

The transport options are good, with a multitude of buses running close by on Camberwell Church Street into the City and the West End. Oval station (Northern line, Zone 2) is walkable in around 20 minutes, or easy by bus in around 10. Denmark Hill station (Zone 2), for fast, regular services to Victoria, Blackfriars and London Bridge, is a seven-minute walk in the other direction. 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, three minutes down the Grove. The very lovely Grove Lane Deli is proving a huge hit, and we love Theo's pizzeria too. Celebrated boozers include the Hermit's Cave, The Crooked Well and The Grove Tavern. There are plenty of shops nearby, including a host of independent food shops on Camberwell Church Street and Camberwell Green, plus a new, modern library and playground. The shops and foodie hotspots of Peckham and East Dulwich are also within walking distance. Keeping fit? Camberwell Baths is stunning and within an easy canter. Ruskin Park is a short walk away, and you have the Butterfly Tennis Club on your doorstep too. The elegant Dulwich Park and Brockwell Park are also a short bicycle ride away.

Tenure: Freehold

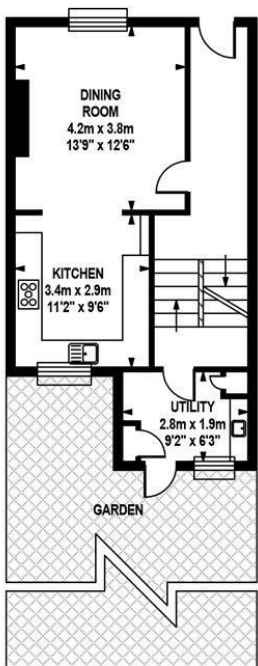
Council Tax Band: G

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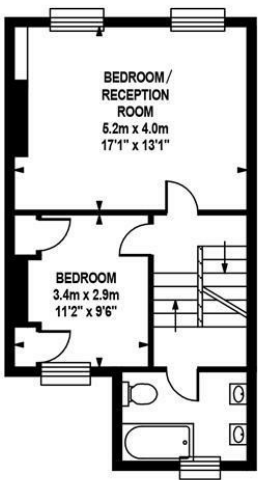
LOWER GROUND FLOOR

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



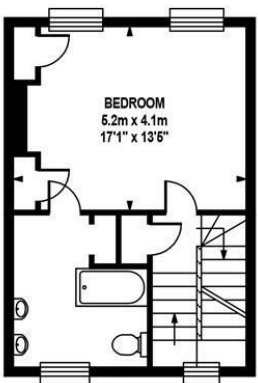
UPPER GROUND FLOOR

Approximate Internal Area :-  
45.43 sq m / 489 sq ft



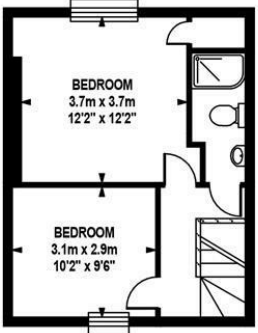
FIRST FLOOR

Approximate Internal Area :-  
45.43 sq m / 489 sq ft



SECOND FLOOR

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



THIRD FLOOR

Approximate Internal Area :-  
34.84 sq m / 375 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 204.66 sq m / 2203 sq ft  
Measurements for guidance only / not to scale

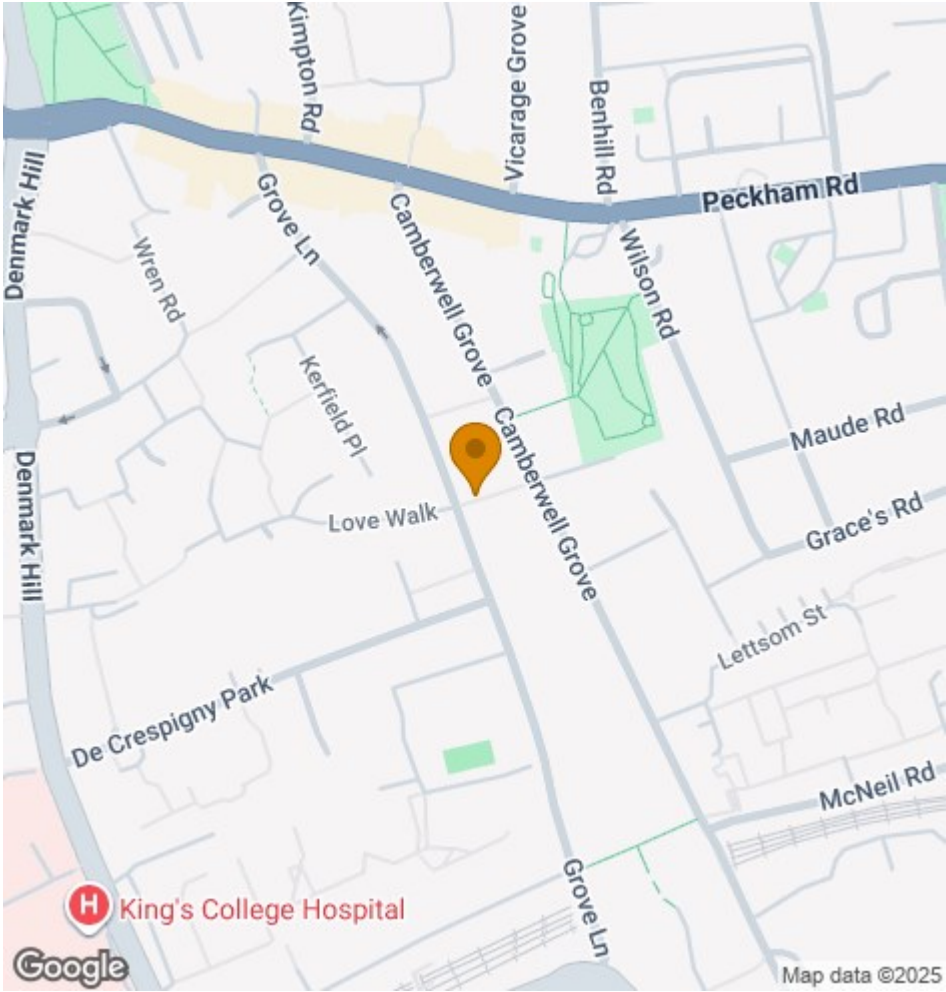


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| Energy Efficiency Rating                    |         |                                                                                                            |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------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

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

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