Wooster & Stock

GROVE LANE, CAMBERWELL, SE5

SHARE OF FREEHOLD

GUIDE PRICE £1,500,000 - £1,600,000







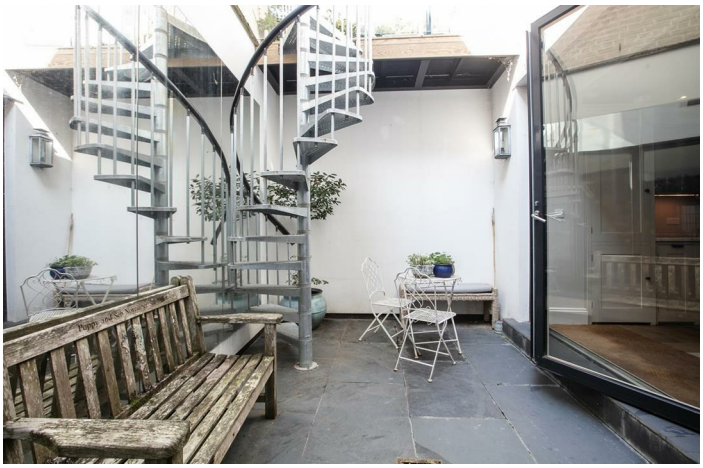
SPEC

Bedrooms : 5
Receptions : 1
Bathrooms : 3

Lease Length: 988 years remaining
Service Charge: £9000 per annum
Ground Rent: n/a

FEATURES

Off-Street Parking
Impressive Proportions
Three Terraces
Conservation Area
Share of Freehold













GROVE LANE SE5

LEASEHOLD - SHARE OF FREEHOLD

















GROVE LANE SE5

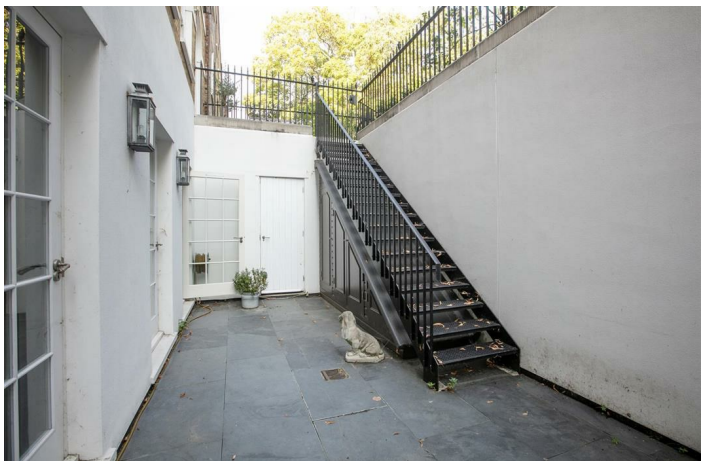
LEASEHOLD - SHARE OF FREEHOLD



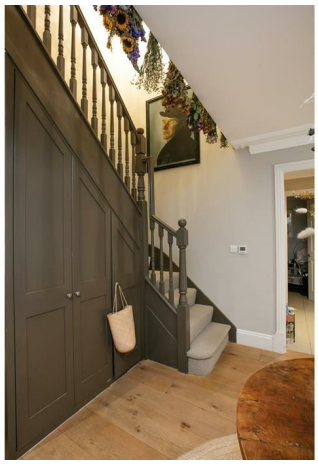














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GROVE LANE SE5
LEASEHOLD - SHARE OF FREEHOLD

GUIDE PRICE £1,500,000 - £1,600,000.

Exceptional Split-Level Apartment over 2000Sq Ft with Four/Five Bedrooms, Three Bathrooms and Parking - CHAIN FREE.

Seeing is believing this positively gargantuan Grove Lane beauty. Boasting an expansive proportion over the ground and lower ground floors of an exclusive Georgian style development, the property supplies a versatile and noteworthy living environment. Accommodation comprises a magnificent full-width L-shaped living area, four/five bedrooms (two ensuite), shower room, utility room and laundry room. There are two separate terraces for al-fresco dining and a further raised terrace leading off one of the lovely bedrooms. 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 Line. There are even tennis courts directly opposite and you can spy the wonderful spire of St Giles' church.

The property enjoys it's own front door, set back from the Grove behind mature leafiness and a healthy lawn. A substantial entrance hall with high ceilings and tonnes of storage turns left to offer access to two front-facing double bedrooms. Each have twin tall arched sash windows; one is currently used as a study, while the other as a wonderful additional lounge. Two further double bedrooms sit the far side of the hall. Both have adjoining ensuite bathrooms and the righthand room also leads to a sunny upper terrace which spirals downward to the lower floor. Completing this level is an additional bathroom.

Heading to the lower floor you find a lovely lower landing with further access through the shared hallway. The unbelieveably spacious L-shaped kitchen/diner offers a full-width reception room that faces onto the front terrace through three French doors. The cooking space is wide and well stocked with a huge central island and opposing rows of aundant storage. Multi-fold glass doors open rear to the rear terrace which in turn offers access to the fifth bedroom/study. Completing this floor is a WC and laundry room.

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 7 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 in 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: Share of Freehold

Lease Length: 988 years

Council Tax Band: F

GROVE LANE SE5

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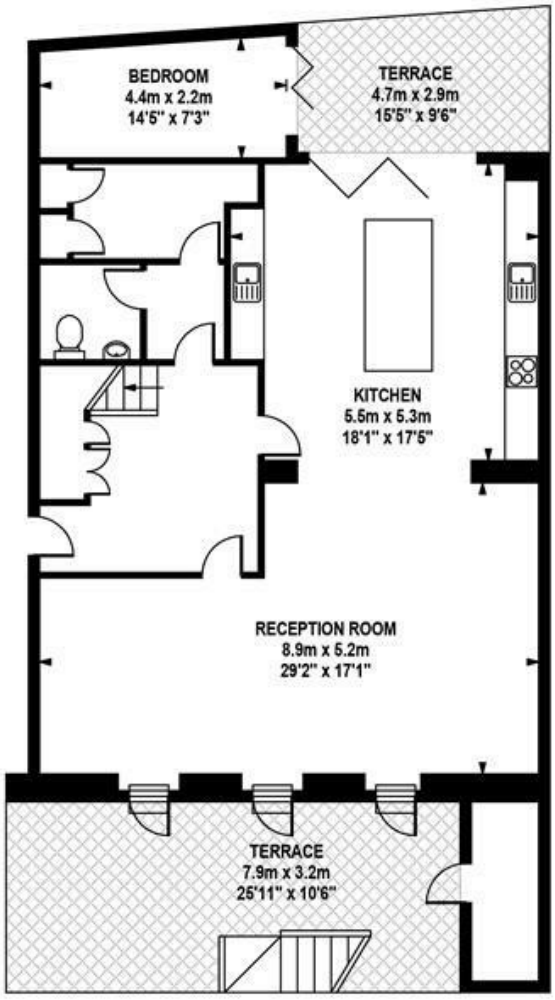

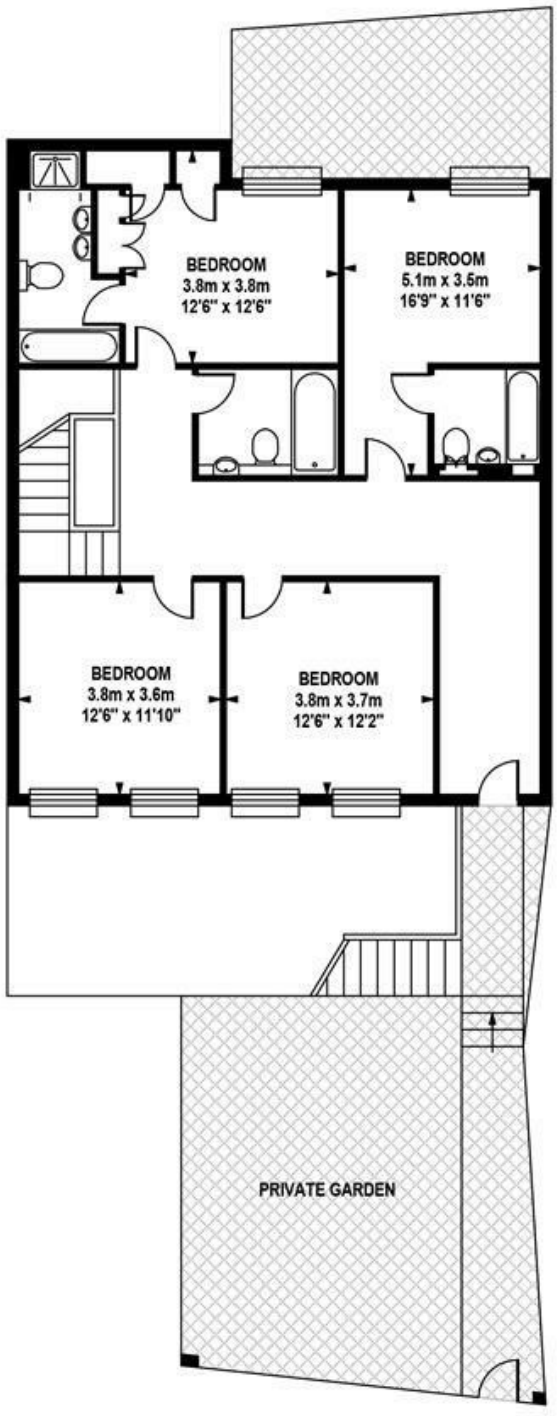

LOWER GROUND FLOOR

Approximate Internal Area :-
110.45 sq m / 1189 sq ft

GROUND FLOOR

Approximate Internal Area :-
105.91 sq m / 1140 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 216.36sq m / 2329 sq ft
Measurements for guidance only / not to scale

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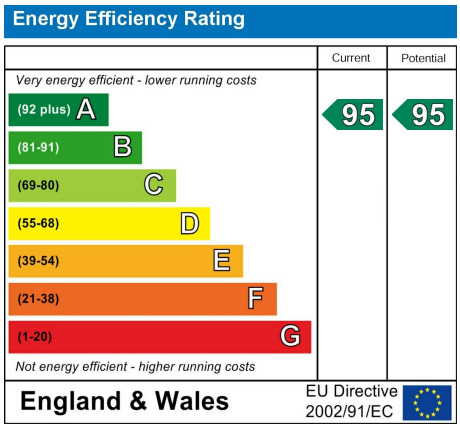
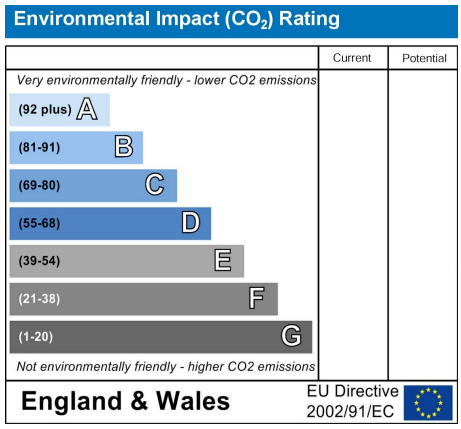
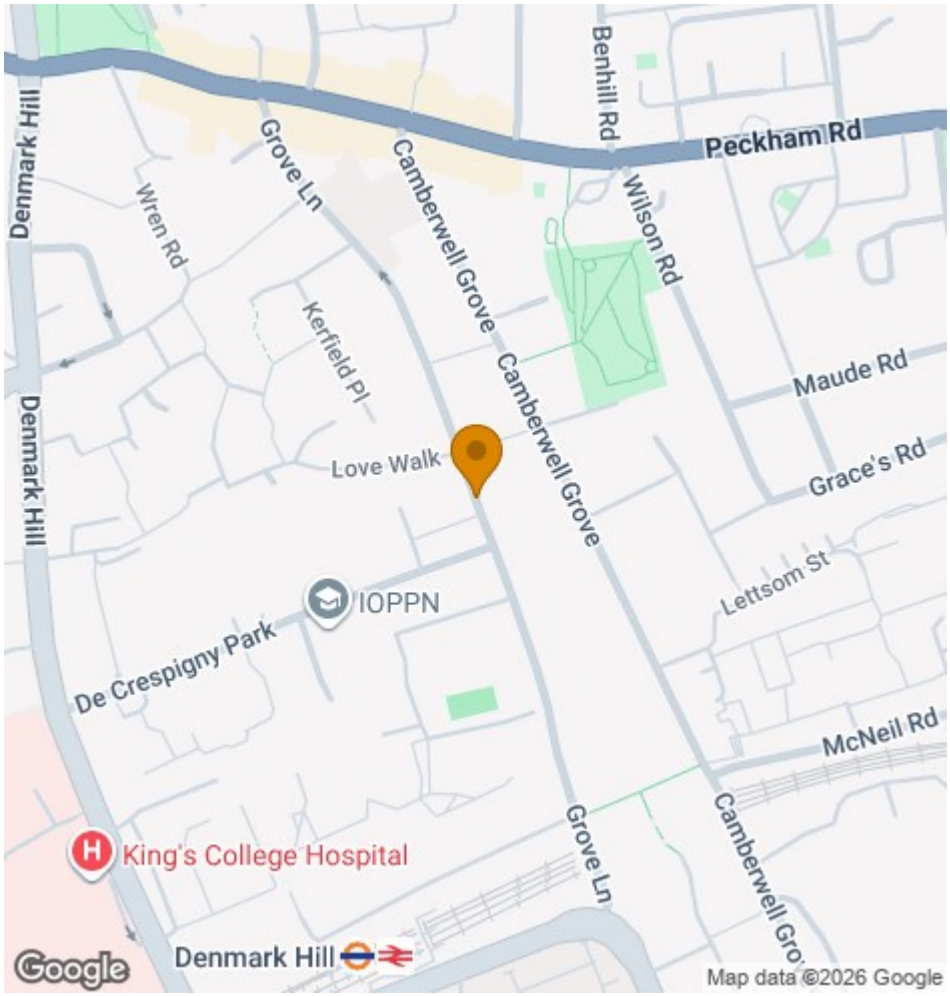




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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