Wooster & Stock

GROVE LANE, CAMBERWELL, SE5

LEASEHOLD

£500,000

SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

Lease Length: 128 years remaining
Service Charge: n/a
Ground Rent: n/a

FEATURES

Amazing Original Features
Off Street Parking
Super Convenient Location
Communal Courtyard Garden
Tasteful Styling

GROVE LANE SE5
LEASEHOLD

GROVE LANE SE5
LEASEHOLD

Spacious Bright Two Bedder with OSP and Original Features in Popular Development.

This fantastic two bedroom flat enjoys a wealth of original charm, including hardwood finger Parquet flooring, mottled glass doors and Crittal windows. The decor is entirely sympathetic throughout enjoying perfectly chosen wall tones. The accommodation comprises a large open plan living space with well stocked kitchen, two double bedrooms, each with recessed storage and a lovely bathroom. Also included is off-street parking and a cute communal courtyard garden. The flat is entitled to rent a garage for a low fee if required and the communal grounds are well tended to and leafy. Dog Kennel Hill Primary School is a three minute walk and Lyndhurst Primary is a pleasant ramble down Grove Lane. Denmark Hill station is just five minutes on foot for some excellent transport links. Here you'll benefit from swift services to Victoria, Elephant and Castle, Farringdon, Clapham, Shoreditch and more. Peckham Rye Station is easily reached for further links. The endless social attractions of both Camberwell and East Dulwich are each walkable in around 10 minutes. Kings College Hospital is also nearby.

The block takes a commanding position on the corners of Grove Lane and Grove Hill Road. Recent re-pointing, original oblong frosted feature window and a new roof ensures a smart appearance. High hedging affords privacy from the bustle and leads inward down a path fringed with Bluebells. The communal entrance and hallways are well maintained and invite you, via stairs, to the first floor. The inner hall introduces that magnificent Parquet flooring and some ever-so-lovely bespoke birchwood shelving. The architraves have been stripped and oiled for an authentic aged look. A raised triptych of frosted windows spills light leftward to the kitchen which has micro-cement flooring, solid bamboo counters, wooden cabinets, four ring gas hob, oven and space for white goods. A wonderfully wide Crifttal window supplies a leafy period vista.

The kitchen runs open plan to your L-shaped living denoted by a return of that glorious parquet. Integrated track wall shelving and plenty of lounging and dining space. There's further hall access and some handy storage points. The main bedroom has another wide Crittal window and some deep recessed storage. The walls are a lovely light blue shade and the original concrete flooring has been painted grey. Bedroom two is another double with more more painted concrete flooring and recessed storage.

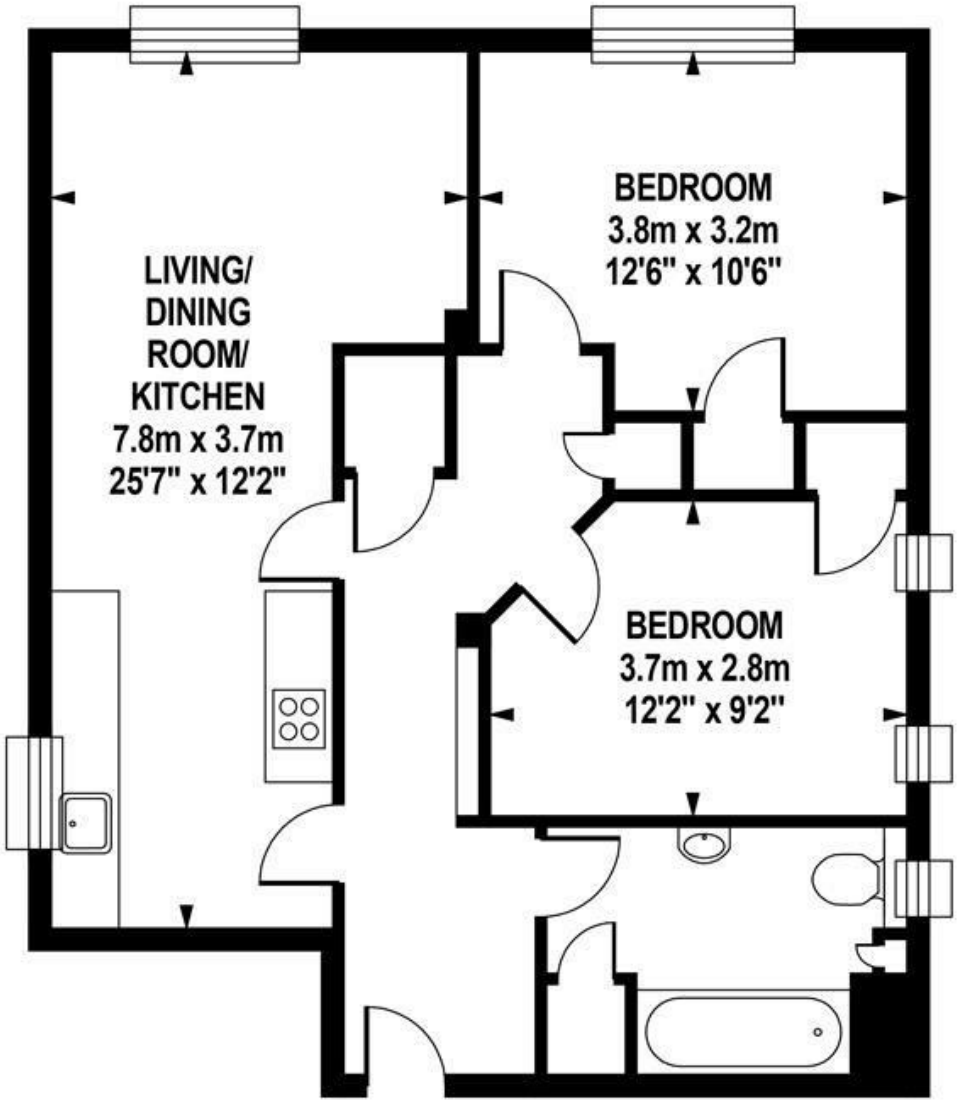
This property is in a highly prized location; Camberwell, Denmark Hill, Peckham Rye and East Dulwich all within easy walking distance. Your transport links are numerous and frequent a mere five minutes on foot to Denmark Hill station (Zone 2). The fab Windrush Line line offers links to Clapham junction (direct, 13 minutes) and Canary Wharf (via Canada Water, 16 minutes). East Dulwich station is just 7 minutes in the opposite direction for further links to London Bridge. You're a moment's drive (or a five minute walk) from the big Sainsbury's on Dog Kennel Hill. The popular Foundation Schools are in Dulwich, along with a selection of excellent private schools (Dulwich College, Alleyn's and JAGs). The lovely Ruskin Park is a mere seven minute walk - great for the kids or walking the dog.

Tenure: Leasehold

Lease Length: 128 years

Council Tax Band: C

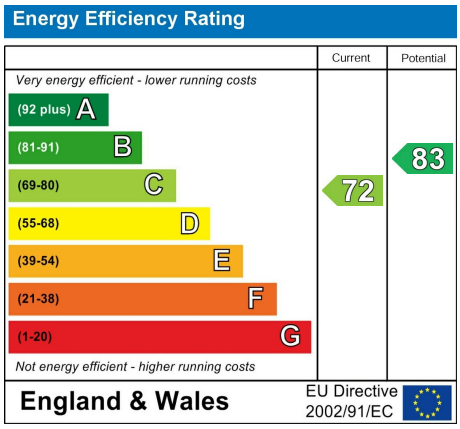
GROVE LANE SE5
LEASEHOLD

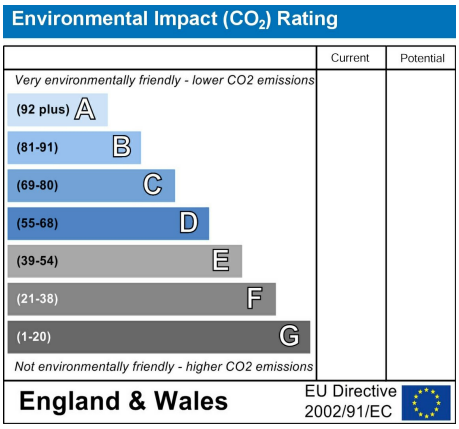


FIRST FLOOR

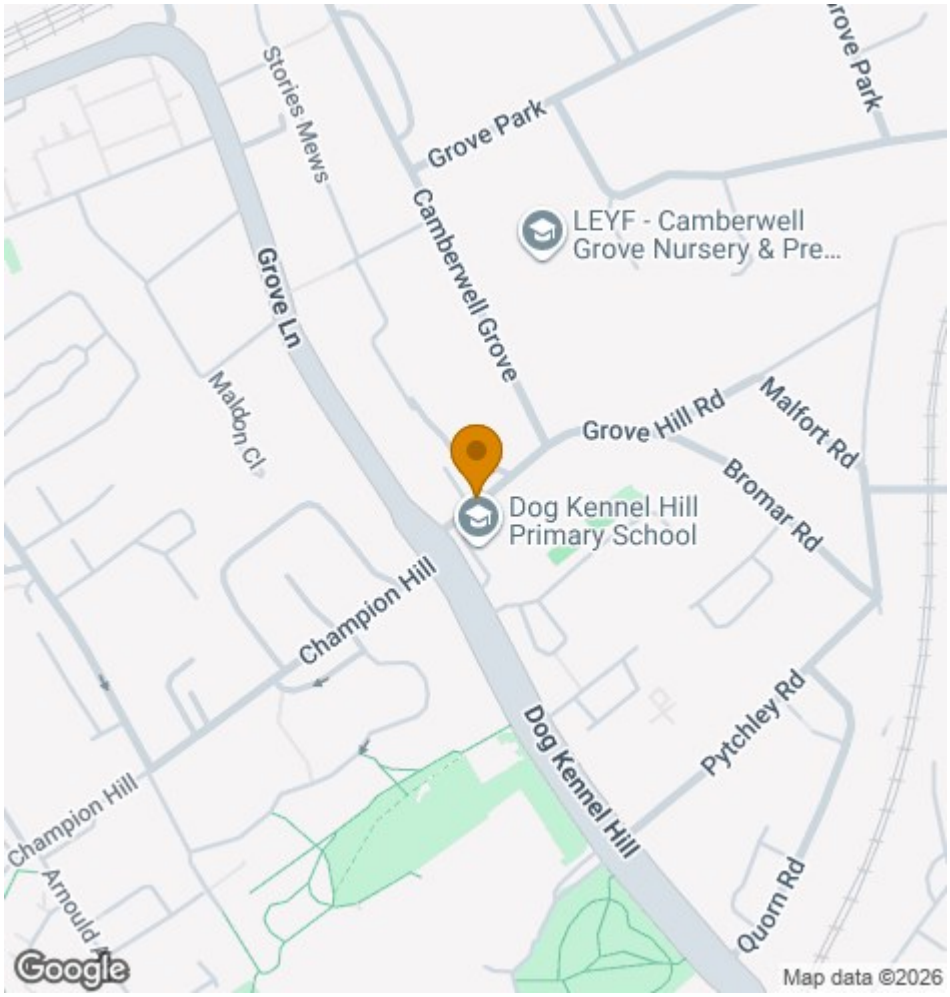
Approximate Internal Area :-
65.78 sq m / 708 sq ft

GROVE LANE SE5
LEASEHOLD





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.



Wooster & Stock

17 Nunhead Green
London SE15 3QQ
020 7952 0595
sales@woosterstock.co.uk