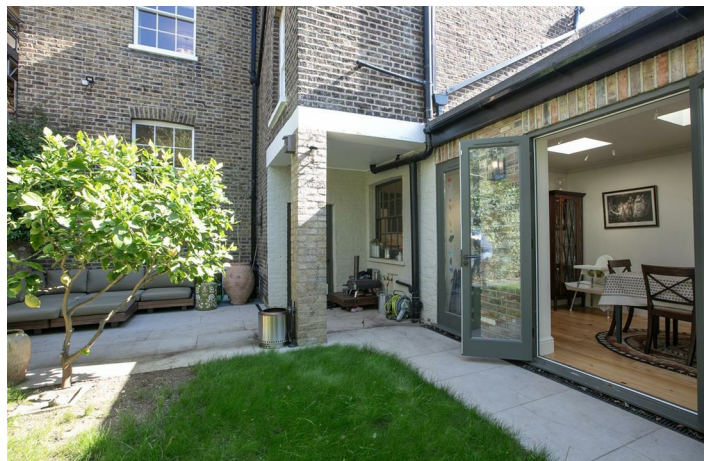


CAMBERWELL GROVE, CAMBERWELL, SE5
FREEHOLD
GUIDE PRICE £2,000,000



SPEC

Bedrooms : 4
Receptions : 2
Bathrooms : 2

FEATURES

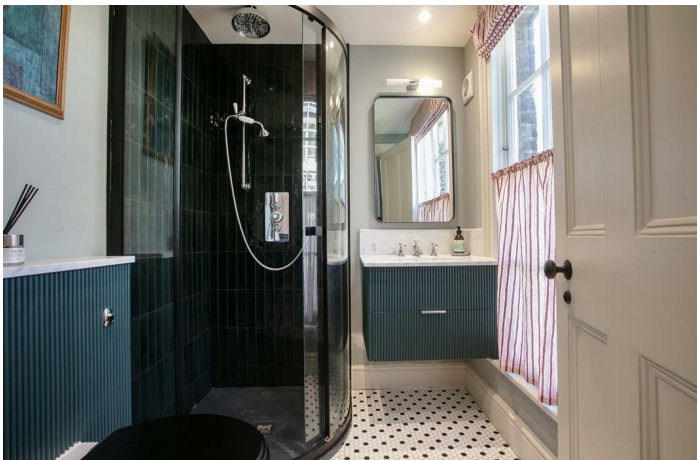
Grade II Listed
Off-Street Parking
Detached
Contemporary Kitchen and Bathrooms
Magnificent Decor Throughout
Freehold



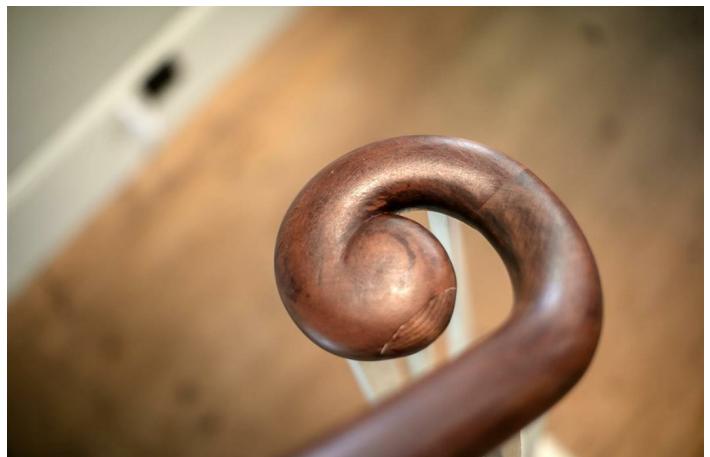
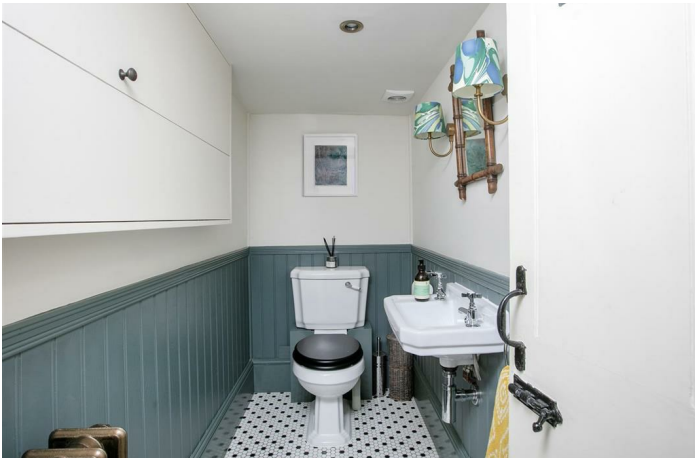
CAMBERWELL GROVE SE5
FREEHOLD



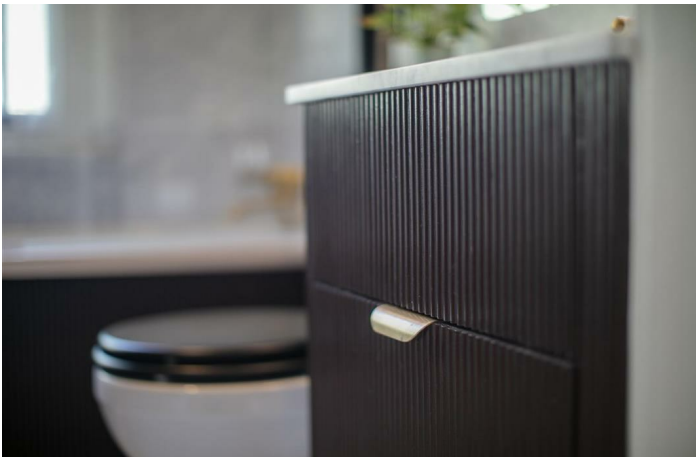
CAMBERWELL GROVE SE5
FREEHOLD



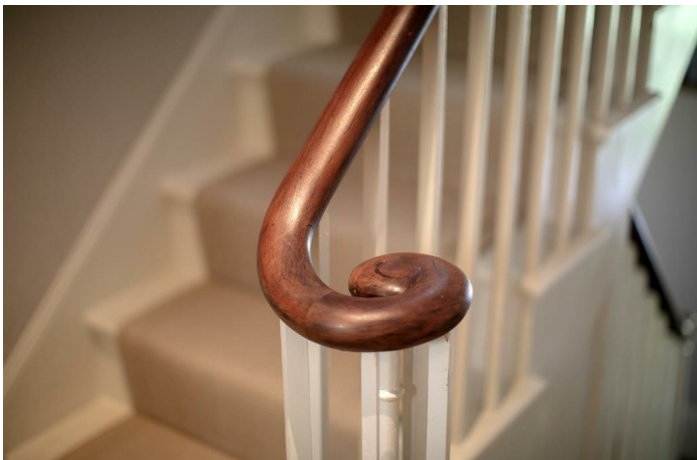
CAMBERWELL GROVE SE5
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FREEHOLD



Exquisite Double-Fronted Detached Georgian Four Bedroom Home With Parking - CHAIN FREE.

A truly sublime double-fronted period home on one of London's premiere streets! Boasting a leafy and commanding spot, this four bedroom Georgian dream, built circa 1820, boasts the perfect mix of original charm and sympathetic modern convenience. The property is spread over two and a half floors to comprise three reception rooms; a contemporary kitchen/diner, four double bedrooms, study/utility, bathroom, shower room, downstairs toilet and a super handy storage space. Original features include fireplaces, arched sash windows with stained glass, shutters and some gorgeous cornicing. The rear south-west facing garden is a real delight in spring and summer with a fragrant array of shrubs, flowers and mature leafiness. A handy off-street parking bay will impress and you're within a moment's tree lined ramble of the best of Camberwell - bars, eateries and bountiful London bustle. Nearby green spaces include the charming Brunswick Park with its tennis courts, gallery and cafe. 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 8 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.

Regal black railings and a matching gate invite you off the Grove to find symmetrical gravel beds to left and right. Wide steps lead up to your original door (with original black knocker set). The ornate arched fanlight bears the house's number. The inner hall is tasteful and elegant with beautifully finished wooden floors and original corbels. From here you can appreciate the symmetry and width unique to double-fronted homes! To your right sits a dual aspect reception with high ceilings, original cornicing and a most charming arched sash window with yellow stained glass trim. This frames a leafy streetscape, while the rear window peers over your rear garden. The original fireplace finishes the space nicely. On the far side of the hall you meet a further reception with more delightful period streetscape views and dulcet wall tones. Both rooms enjoy integrated art lighting which present your works at their very best.

Down three steps from the rear of the hall you find patio access next to the most inviting contemporary kitchen with dishy cabinets and counters and a full range of integrated appliances. From here, a wide opening leads to your dining room. There's more integrated lighting for mood setting and french doors which open to the patio. Outside you enjoy plenty of space for comfortable sun-lounging. You'll find access to the off-street parking bay and a healthy wrap-around lawn which is complimented by a wealth of flora and shrubs. There's another sunny al-fresco dining spot neatly tucked to the rear.

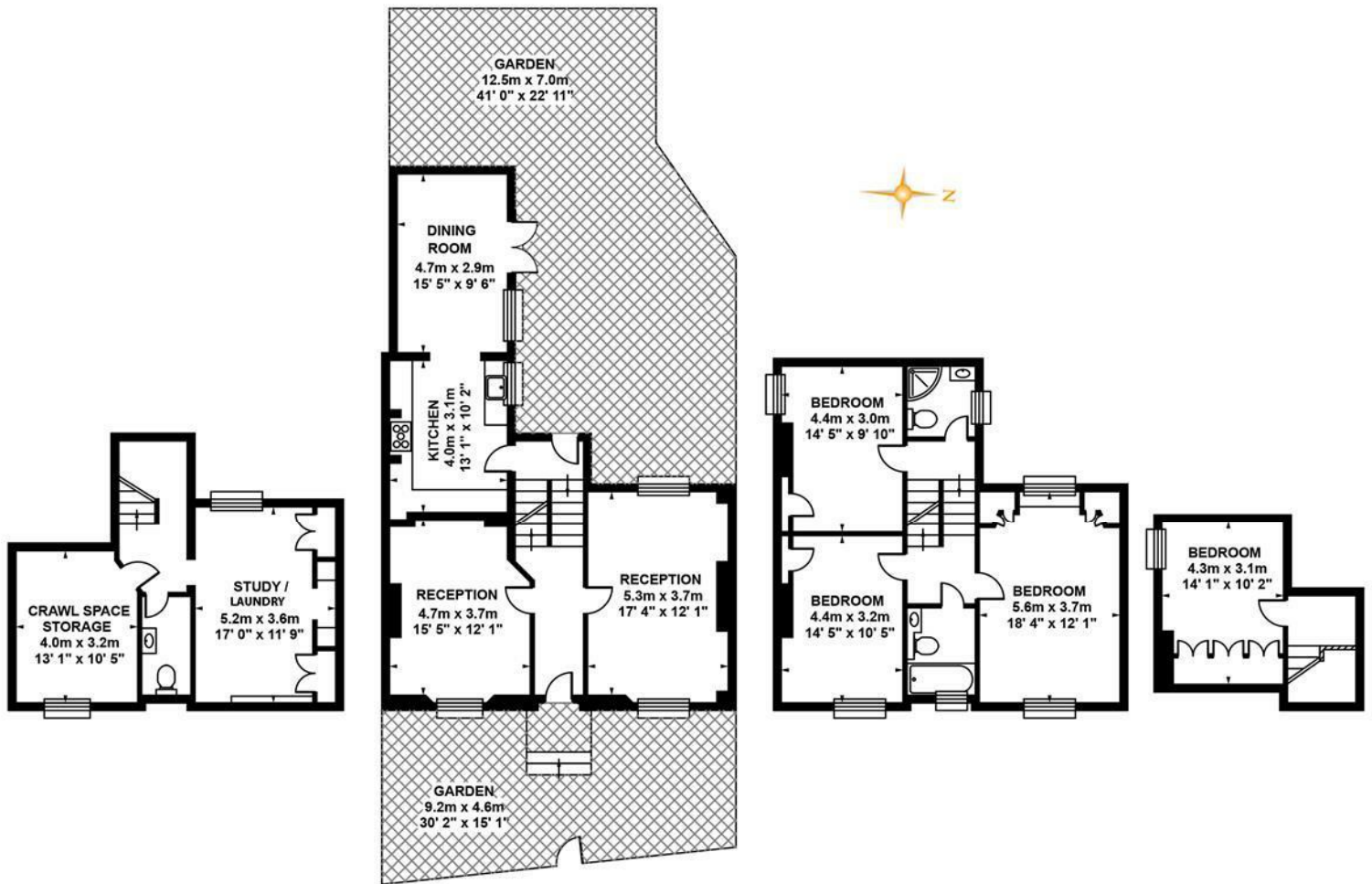
Back inside, head downward from the rear return to find a rear-facing study which doubles as a laundry room. A large storage crawl space on the lower landing will house any amount of vino and there's a handy downstairs loo completing this level. Heading upward from the main hall, via an original staircase with curling hard wood banister, reveals the first double bedroom - a beautiful rear-facing double. A super swanky shower room with loo and picture-perfect finish completes this level. Upward again you find your dual aspect master bedroom with both garden and Grove views. A further front aspect double bedroom sits the far side of the landing with another imposing original feature fireplace. A suitably handsome bathroom sits in between with more leafy street views. Your fourth and final bedroom, a bright and side-aspect double, sits up a final half flight, enjoying a wall of fitted storage.

The transport options are excellent; Denmark Hill station (Zone 2) for fast, regular services to Victoria and Blackfriars is a five minute walk away. The highly rated London Overground line offers further services to Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water). There are also a multitude of buses running on either Grove Lane (two minutes away) or Camberwell Church Street (a seven minute walk) into the City and the West End. 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, a short walk down the Grove as are Silk Road and Ganapati's in Bellenden Road. Camberwell School of Art and the Dulwich Foundation schools are all a short drive, bike or bus ride away. Lyndhurst Primary School and 2 highly rated nursery schools are within a short walk. There are plenty of shops nearby including a host of independent food shops on Camberwell Church Street and Camberwell Green, plus a 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 and residents only Lettsom Gardens is a short hop and you have the Butterfly Tennis Club on your doorstep.

Tenure: Freehold

Council Tax Band: F

CAMBERWELL GROVE SE5
FREEHOLD



LOWER GROUND FLOOR

Approximate, internal area :
30.00 sqm / 323 sq ft

GROUND FLOOR

Approximate, internal area :
76.32 sqm / 822 sq ft

FIRST FLOOR

Approximate, internal area :
66.27 sqm / 713 sq ft

SECOND FLOOR

Approximate, internal area :
18.64 sqm / 201 sq ft

TOTAL APPROX FLOOR AREA

Approximate, internal area : 191.23 sqm / 2059 sq ft
Measurements for guidance only / Not to scale

CAMBERWELL GROVE SE5
FREEHOLD

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		
	46	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

