Wooster & Stock

GROVE PARK, CAMBERWELL, SE5

SHARE OF FREEHOLD

GUIDE PRICE £800,000 - £850,000

SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 2

Lease Length: 86 years remaining
Service Charge: £3630 per annum including contribution to a sinking fund (in surplus)
Ground Rent: n/a

FEATURES

Wonderful Landscaped Communal Gardens
Huge Sash Windows
Mature Tree-Lined Location
Master Ensuite
Share of Freehold

GROVE PARK SE5

LEASEHOLD - SHARE OF FREEHOLD

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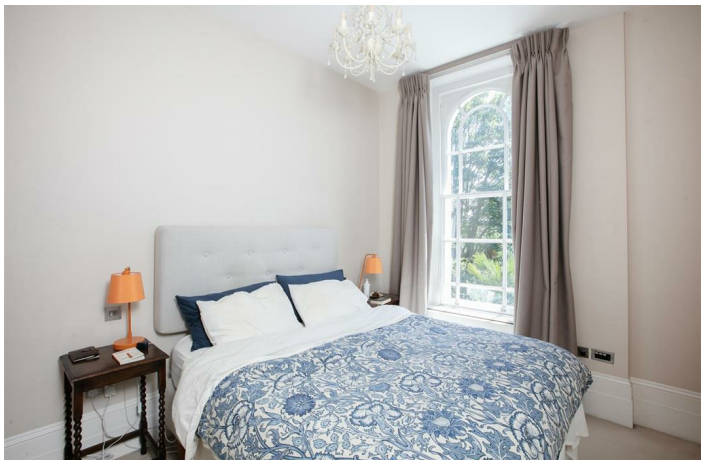

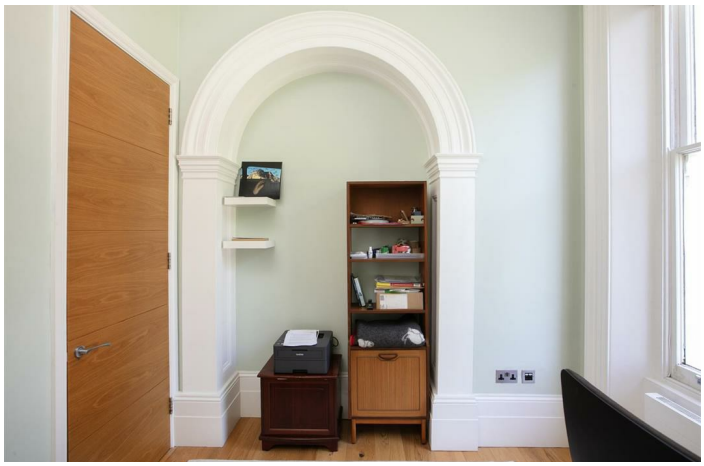

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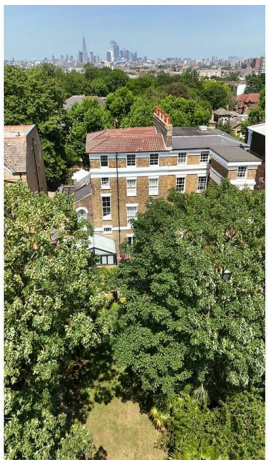

GROVE PARK SE5

LEASEHOLD - SHARE OF FREEHOLD

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GUIDE PRICE £800,000 to £850,000.

Elegant Two Bedroom Period Conversion with Stunning Communal Gardens - CHAIN FREE.

Seeing is believing with this wonderful first-floor period conversion. Occupying the first floor of an attractive flat-fronted Victorian building on the beautiful Grove Park, the property enjoys leafy views to both the front and rear, along with access to exceptional landscaped communal gardens. Bright, spacious and beautifully presented throughout, the apartment combines elegant period proportions with stylish contemporary finishes. Accommodation comprises a superb open-plan reception room with impressively high ceilings and a beautifully appointed kitchen, two generous double bedrooms (the principal with an en-suite shower room) and a contemporary family bathroom. Bellenden Road, with its thriving independent cafés, restaurants, shops and village atmosphere, is just a five-minute stroll away, while Denmark Hill Station can be reached in around seven minutes, providing excellent connections across London and beyond. Camberwell, Peckham and Lordship Lane are all within easy reach, offering an abundance of popular eateries, bars, green spaces and local amenities.

The building is set back from the road behind an attractive shared front garden. Inside, the communal areas are exceptionally well maintained, with tasteful carpeting, an original staircase and large rear-facing windows flooding the space with natural light. The apartment's Banham-secured front door opens into an L-shaped entrance hall with wooden flooring and neutral décor. The impressive reception room spans the depth of the building, enjoying soaring ceilings and four large sash windows fitted with blinds. The comfortable rear-facing lounge overlooks the magnificent communal gardens and features a handsome gas fireplace (currently disconnected), creating an attractive focal point. Double-glazed sash windows to the rear enhance comfort and energy efficiency. To the front, the beautifully designed Poggenpohl kitchen enjoys leafy views over Grove Park and offers generous worktop space together with double-height storage cupboards and a bespoke larder cupboard. Integrated appliances include a dishwasher, double oven and induction hob, making it as practical as it is stylish.

The beautifully maintained communal gardens are a genuine highlight of the property, featuring mature planting, exotic shrubs, a tranquil pond, several seating areas, secure bicycle storage and rear access onto Copleston Passage.

The principal bedroom also overlooks the gardens through another large sash window and benefits from a full wall of bespoke fitted wardrobes. Its stylish en-suite shower room includes a walk-in shower, wall-hung WC and quality Villeroy & Boch sanitaryware. Across the hall, the family bathroom features a contemporary suite beneath a charming original arched sash window. Both bathrooms benefit from underfloor heating, dual-fuel heated towel rails and integrated ceiling speakers with cabling returning to the laundry cupboard. A separate recessed utility cupboard houses the controls for the underfloor heating and provides practical laundry storage. Completing the accommodation is a second generous double bedroom overlooking the front of the property. The flat also benefits from useful attic storage and Cat 6 cabling throughout, providing excellent connectivity for home working and entertainment.

This elegant apartment occupies an enviable position with excellent transport links. Peckham Rye and Denmark Hill stations provide regular rail, Overground and Thameslink services to London Bridge, Blackfriars, Victoria, Farringdon, St Pancras International, Clapham Junction, Canary Wharf, Shoreditch and many other destinations across London and the South East. Bellenden Road is just moments away, offering an excellent selection of independent grocers, butchers, bakers, cafés, restaurants, gift shops and boutiques. Lordship Lane and Northcross Road are also nearby for further shopping and dining options, while Sainsbury's is within easy walking distance.

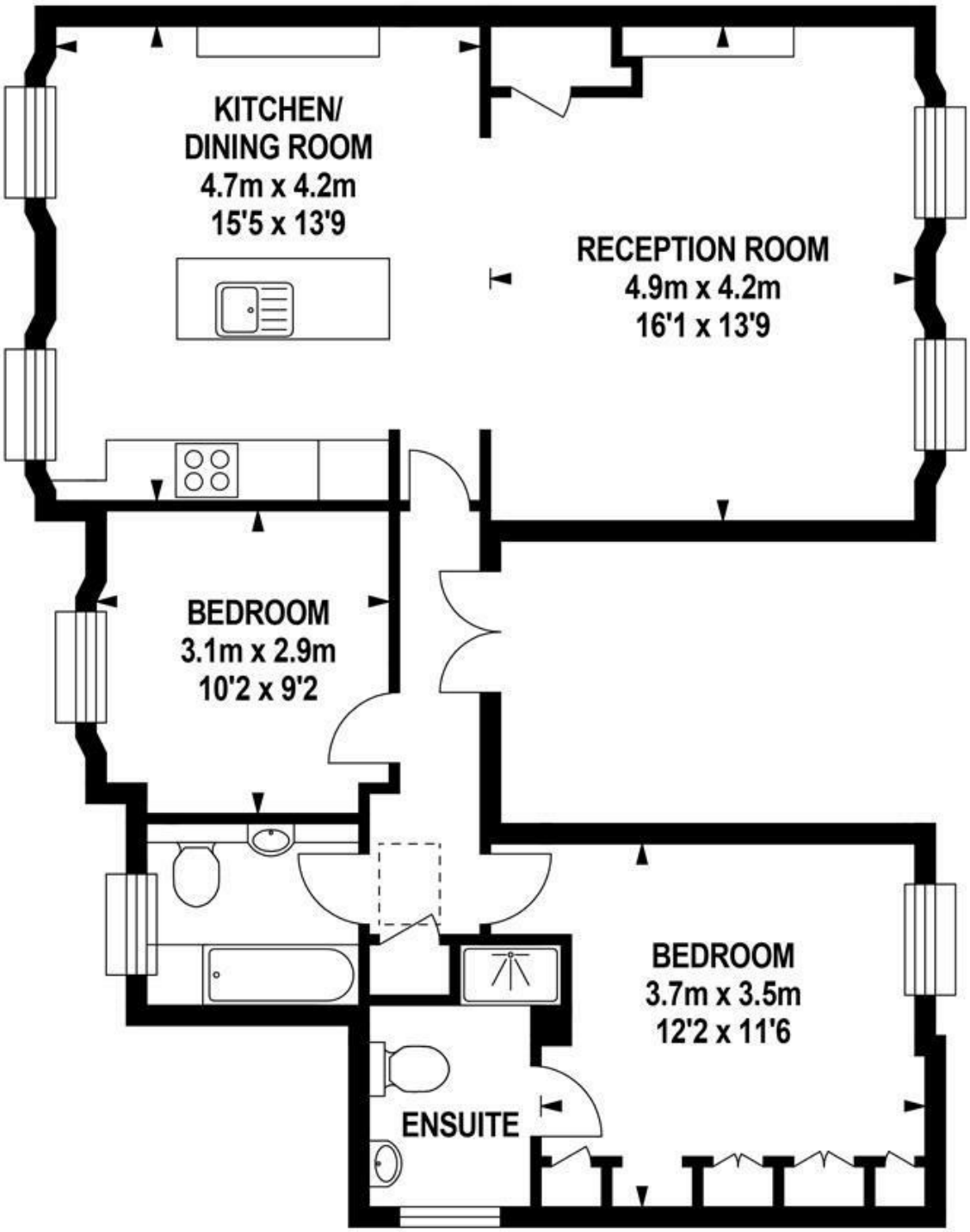
The surrounding area is well regarded for both its green spaces and schooling. Peckham Rye Park, Ruskin Park and Dulwich Park are all close by, offering playgrounds, sports facilities, cafés, lakes and beautiful open spaces. Families are well served by a number of highly regarded local schools, including Dog Kennel Hill, Lyndhurst, Bellenden Primary, St John's & St Clement's, together with independent schools including JAGS, Dulwich College and Alleyn's.

Tenure: Share of Freehold

Lease: The flat is sold with a share of the freehold and has approximately 86 years remaining on the lease. The freeholders are exploring a coordinated extension and modernisation of the leases across the five flats and are obtaining quotes. An indicative figure of around £1,800 per flat has been mentioned, with payment from building funds being considered. The scope, cost, timing and funding remain subject to agreement.

Service Charge: £3,630 per annum (currently, including contribution to a sinking fund, which is in surplus)

Council Tax Band: C



FIRST FLOOR

Approximate Internal Area :-
76.97 sq m / 828 sq ft

GROVE PARK SE5

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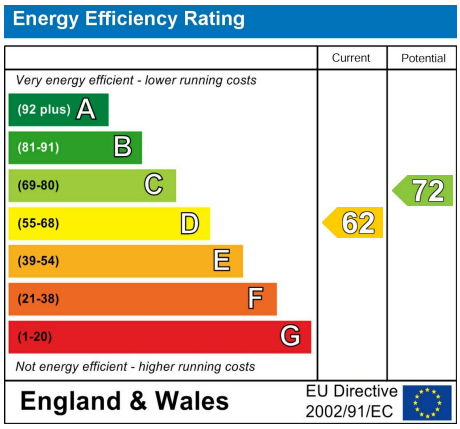
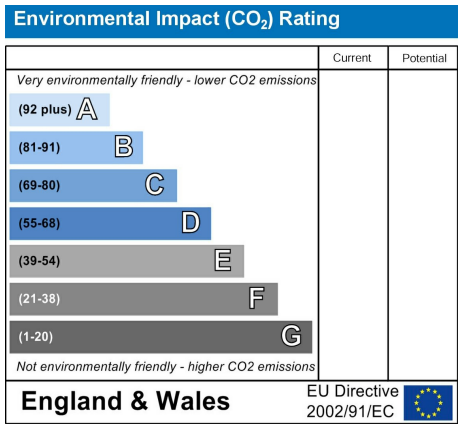
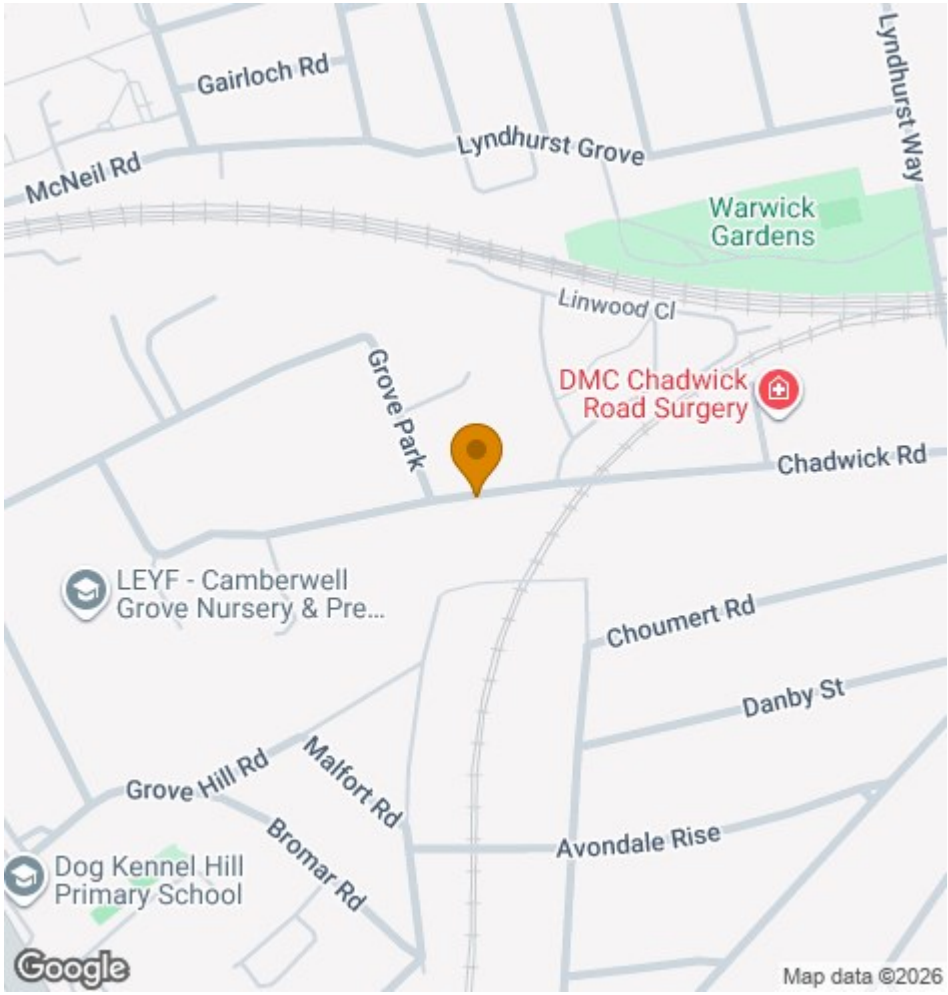




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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