

GROVE PARK, CAMBERWELL, SE5

FREEHOLD

£2,000,000

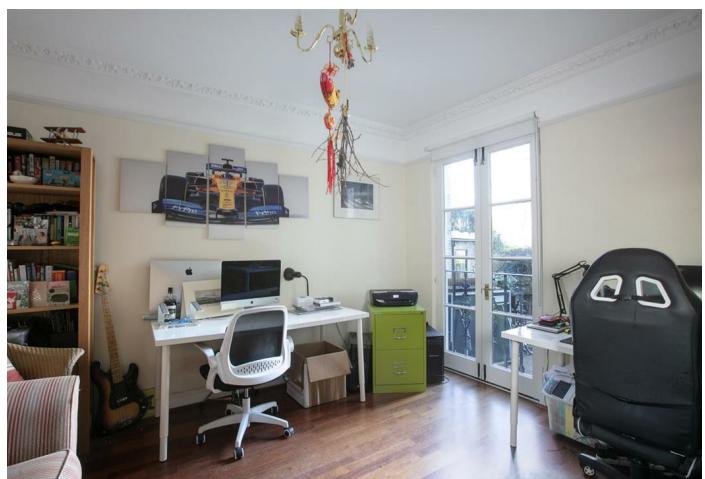


## SPEC

Bedrooms : 5  
Receptions : 2  
Bathrooms : 3

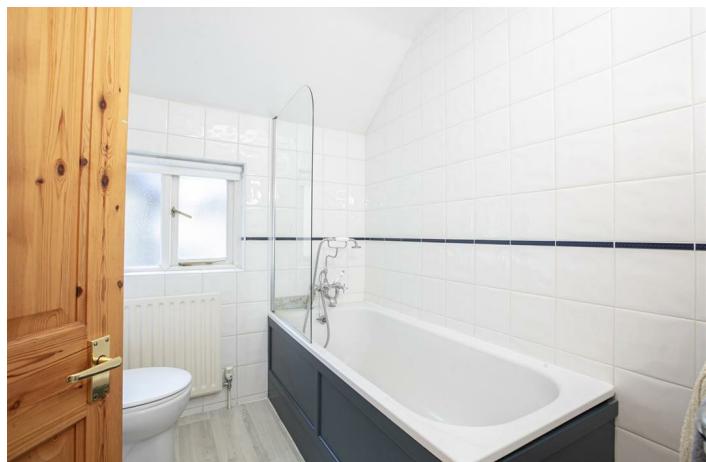
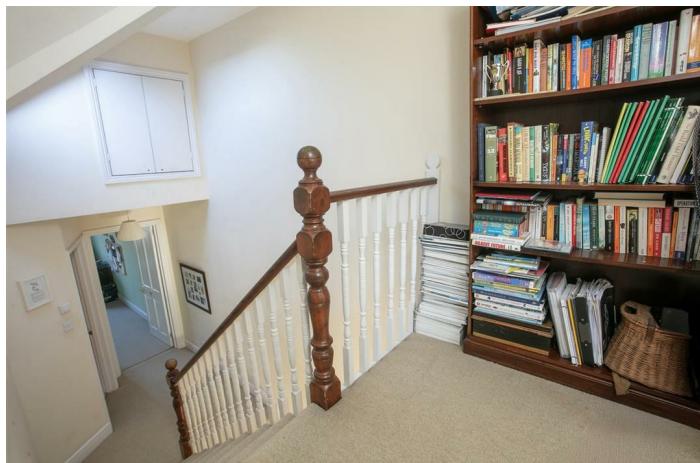
## FEATURES

Peaceful Tree-Lined Location  
Excellent Transport Links  
Wonderful Balcony  
80ft Rear Garden  
Off Street Parking  
Freehold



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Substantial Five Bedroom Victorian Home with Balcony and 80ft Garden.

This Impressively proportioned five-double bedroom Victorian home sits along the leafy and lovely Grove Park. Notably spacious and symmetrical rooms sprawl generously over three lovely main floors with a sprinkling of original detail. You'll enjoy great views to the rear - like a peaceful wood in the summer. The city skyline is visible all throughout the winter. Accommodation comprises two large reception rooms, large kitchen/diner, five double bedrooms (master with ensuite and dressing room), bathroom, shower room and a fab lower-ground floor utility area and storage. There's a wonderful leafy 80ft rear garden for the summer gatherings and you further benefit from an off-street parking bay. Grove Park is well-known for its similarly handsome period homes. There's a friendly WhatsApp group and plenty of regular events and meet-ups. It's leafy and mature yet within an easy stroll of Bellenden Village, the Camberwell conservation area, Peckham, Camberwell and East Dulwich. The huge Sainsbury's on Dog Kennel Hill will take care of dinner! Transport is easy as pie with fantastic connections at both Denmark Hill and Peckham Rye. Lordship Lane is great for shops, restaurant and the Picture House cinema. You're also a short walk from Ruskin Park. Residents of Grove Park are also afforded access to the much-loved and local Lettsom Gardens.

The house sits on the quietest corner of Grove Park and sits back from the road behind a mature front garden. The parking space will comfortably house a large SUV and there's a handy side access point. An original door with stunning original stained glass detail bears the house number with 'Rosslyn' proudly above. Inside you meet decorative cornicing and high ceilings. To the right you find the first of your reception rooms - a bright, front-facing affair with a super-wide recently refurbished bay of casement windows. Another flurry of original stained glass sits well with picture rails, cornicing and a lovely original feature fireplace.

A second reception faces rear through pretty French doors which open to an elevated Juliette balcony. Picture rails, cornicing and a delightful ceiling rose continue the charm offensive. A half flight descent in the hall leads to the fantastic lower ground floor tanked utility/laundry room which will hide a million sins. The kitchen/diner stretches confidently from the rear of the entrance hall with plenty of cabinet and counter space and some rather lovely garden views. The garden itself is a sprawling leafy oasis - ideal for summer gatherings.

Upward bound you meet a spacious return with a lovely rear-facing double bedroom. French doors open to that fabulous balcony from whence you can enjoy the best views down the garden. A shower room sits next door, making it the perfect spot for guests. Upward again to the first floor you meet a bright and bold front-facing master suite with adjoining dressing area and ensuite shower room. Bedroom three faces rear on the upper return next to a neat family bathroom. Bedrooms four and five sit on the second floor.

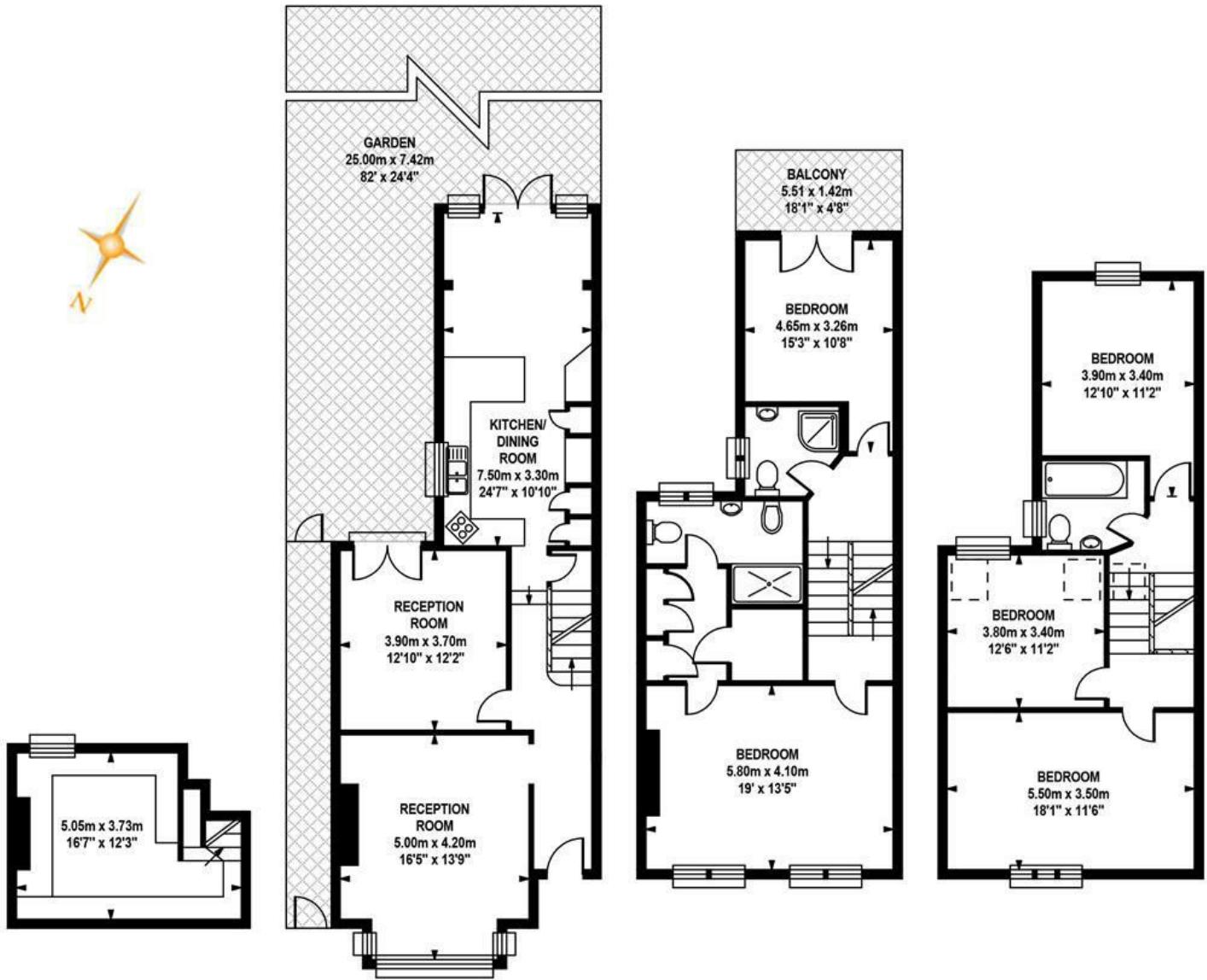
Transport links are numerous! Denmark Hill Station (Zone Two for Victoria - fast service, and Blackfriars) is within ten minutes walk, or you've got Peckham Rye Train Station also within ten minutes walk for service to London Bridge. Both stations have the London Overground Line for swift services via the Windrush Line to Clapham, Shoreditch or Canada Water for a Jubilee interchange. Many superb shops (a large delicatessen, organic butchers, grocers, boutiques and gift shops) are to be found in East Dulwich, five minutes by car. There are restaurants and watering holes aplenty both here and in Camberwell. Bellenden Village supplies the much-loved Victoria Inn and The Begging Bowl. Camberwell is packed full of culinary delights. We love FM Mangal, The Camberwell Arms and The Hermit's Cave. Sainsbury's is a two-minute drive for convenient shopping.

Tenure: Freehold

Council Tax Band: F

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## LOWER GROUND FLOOR

Approximate Internal Area :-  
17 sq m / 183 sq ft

## GROUND FLOOR

Approximate Internal Area :-  
72 sq m / 775 sq ft

## FIRST FLOOR

Approximate Internal Area :-  
64 sq m / 689 sq ft

## SECOND FLOOR

Approximate Internal Area :-  
59 sq m / 635 sq ft

## TOTAL APPROX. FLOOR AREA

Approximate Internal Area :- 212.00 sq m / 2282 sq ft  
Measurements for guidance only / not to scale

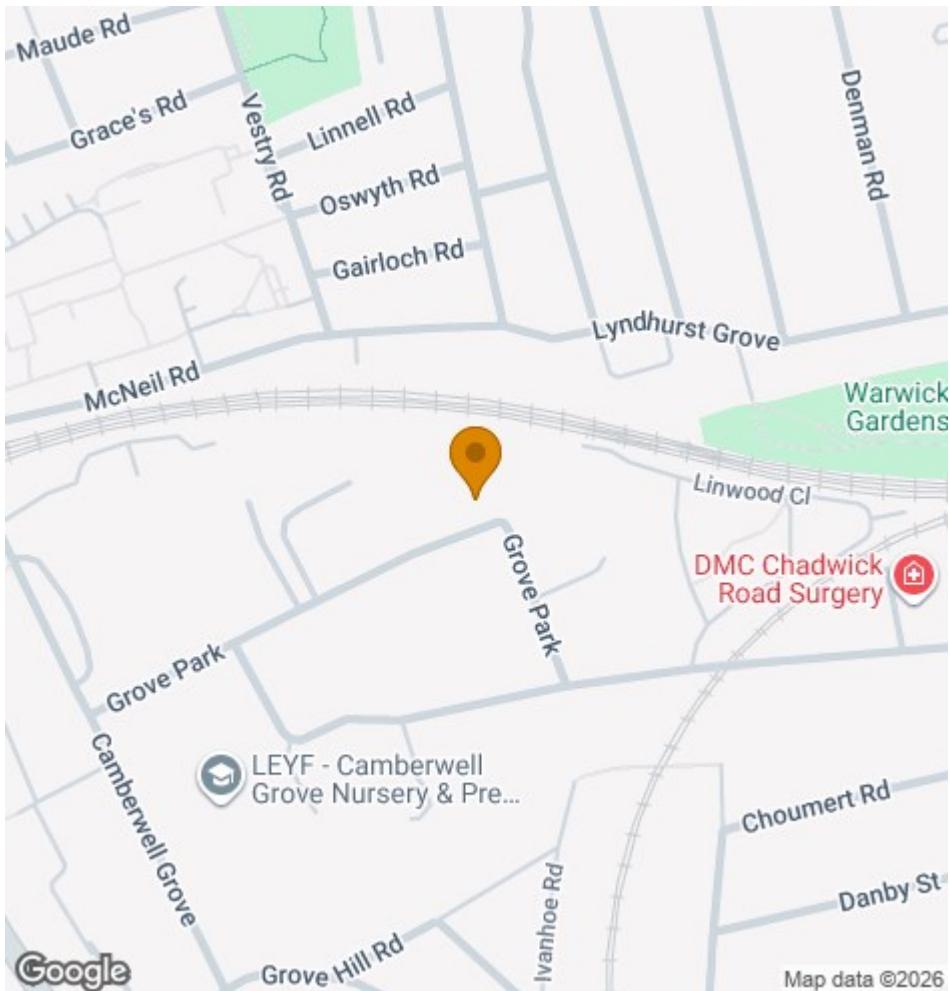
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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