Wooster & Stock

GROVE PARK, CAMBERWELL, SE5

LEASEHOLD

GUIDE PRICE £800,000 - £850,000







SPEC

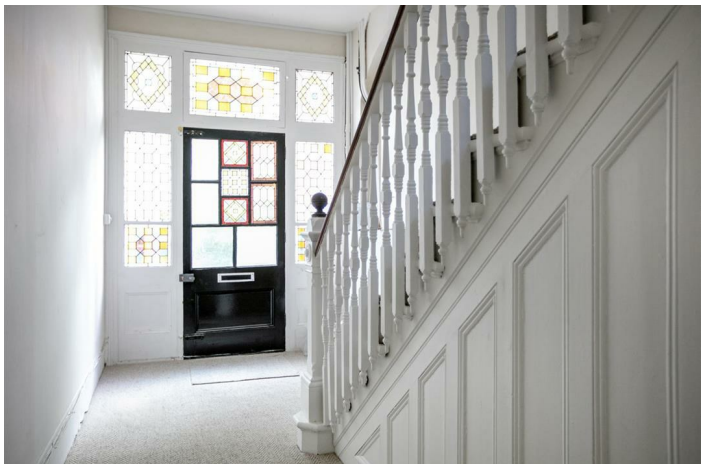
Bedrooms : 2
Receptions : 1
Bathrooms : 2

Lease Length: 105 years remaining
Service Charge: £1484.50 per annum
Ground Rent: £200 per annum

FEATURES

Private Garden
Newly Refurbished
Impressive Proportions
Lower Ground Utility Room
Leasehold













GROVE PARK SE5
LEASEHOLD










GROVE PARK SE5
LEASEHOLD










GROVE PARK SE5

LEASEHOLD









GROVE PARK SE5
LEASEHOLD

GUIDE PRICE £800,000 - £850,000

Impressive Two-Bedroom Garden Flat with Large Private Garden – CHAIN FREE.

A superb two-bedroom garden flat of generous proportions, occupying the ground floor of a handsome red-brick period property. Recently refurbished throughout, it combines an impressive 30+ sq m kitchen/living space, a particularly spacious principal bedroom, a second double bedroom, two bathrooms and a remarkably large private garden – a combination that is difficult to find in this part of south-east London.

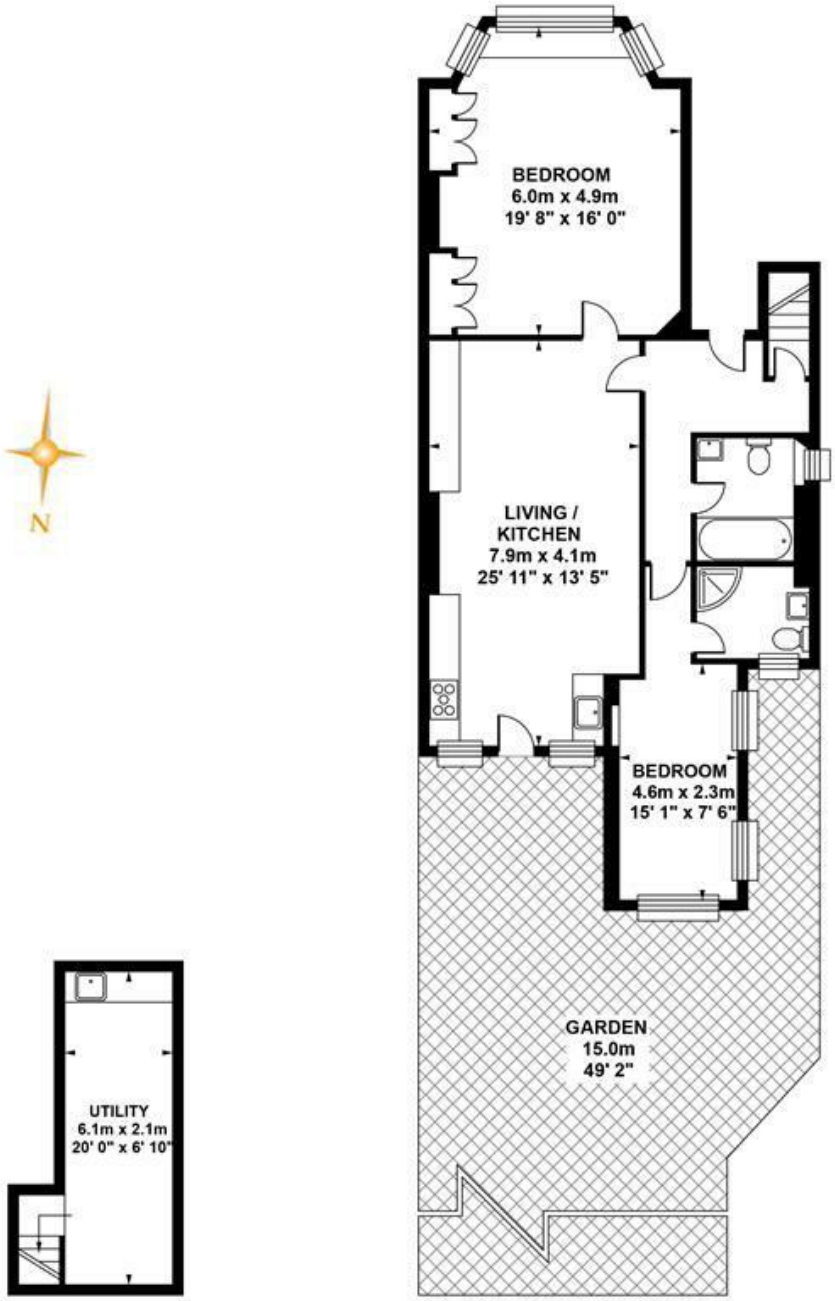
At the heart of the home is the open-plan kitchen, dining and living room. Ornate cornice, a ceiling rose and period fireplace with gas stove retain the character and warmth of the original house, while Plain English cabinetry, a butler sink, integrated dishwasher and excellent storage give the kitchen a clean, contemporary finish. Doors open directly onto a paved terrace and substantial private garden, providing wonderful outdoor space for dining, entertaining, play and gardening.

The principal bedroom sits at the front of the property and is particularly generous, with an impressive bay window incorporating original stained glass and built-in seating. Louvred shutters, fitted storage, period cornicine and a second fireplace with gas stove complete the room. To the rear is a peaceful second double bedroom overlooking the garden, with its own en suite shower room. There is also a stylish family bathroom with Fired Earth honeycomb tiling, oversized basin and rainfall shower. A substantial lower-ground utility room provides valuable additional space for laundry and storage.

Denmark Hill and Peckham Rye stations offer fast connections to Victoria, London Bridge and Blackfriars, alongside London Overground services across east and south London. Excellent local nurseries and schools, parks, sports and leisure facilities further add to the appeal. A rare combination of period character, generous living space and a genuinely substantial private garden. Offered chain free.

Tenure: Leasehold
Lease Length: 105 years remaining
Council Tax Band: D

GROVE PARK SE5
LEASEHOLD



LOWER GROUND FLOOR

Approximate. internal area :
14.39 sqm / 155 sq ft

GROUND FLOOR

Approximate. internal area :
91.87 sqm / 989 sq ft

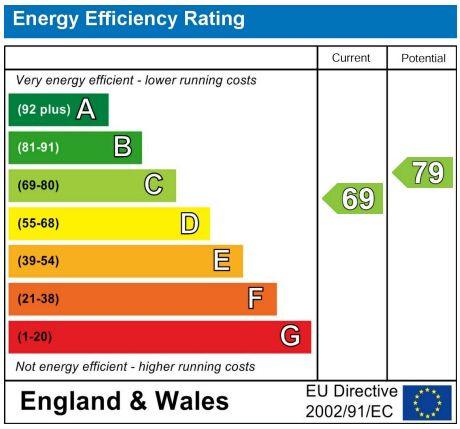
TOTAL APPROX FLOOR AREA

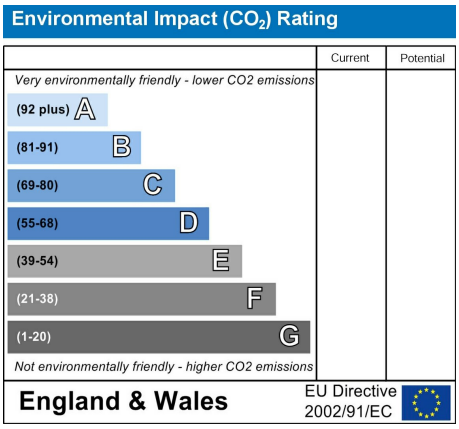
Approximate. internal area : 106.26 sqm / 1144 sq ft

Measurements for guidance only / Not to scale

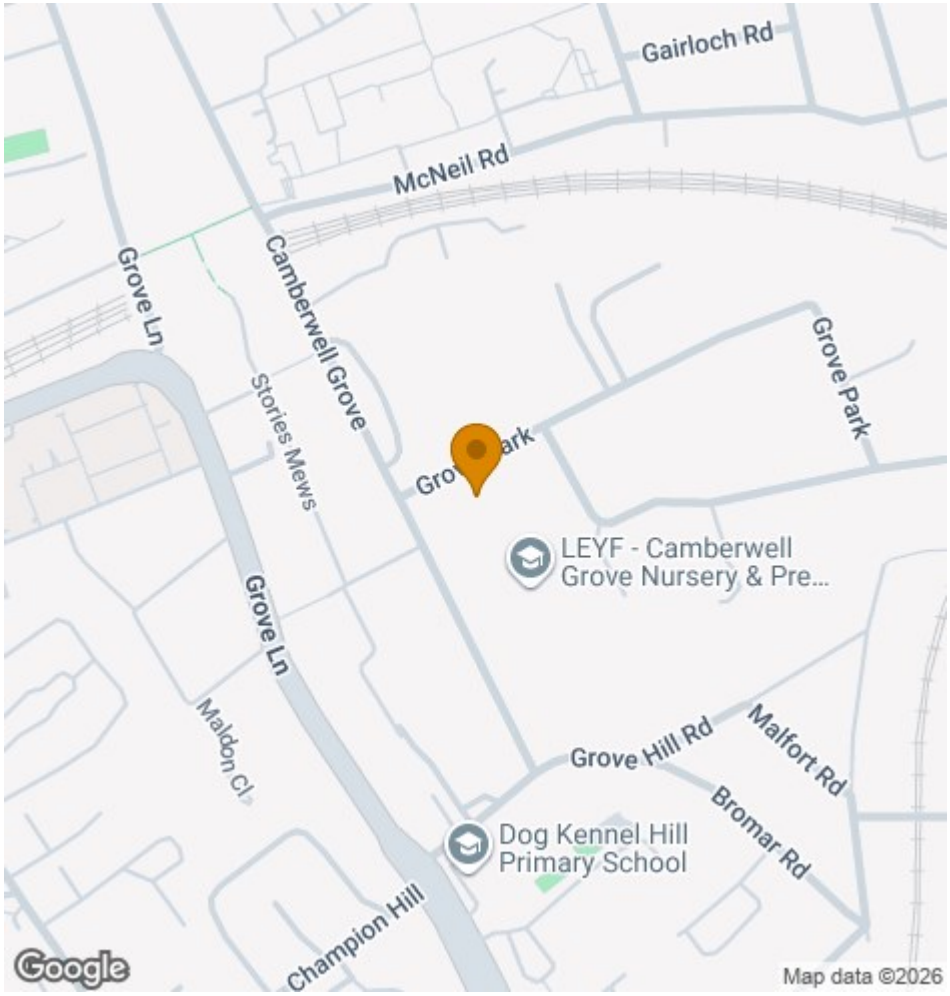
GROVE PARK SE5

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