

## CAMBERWELL GROVE, CAMBERWELL, SE5

FREEHOLD

GUIDE PRICE £1,500,000 - £1,650,000



## SPEC

Bedrooms : 4  
Receptions : 3  
Bathrooms : 2

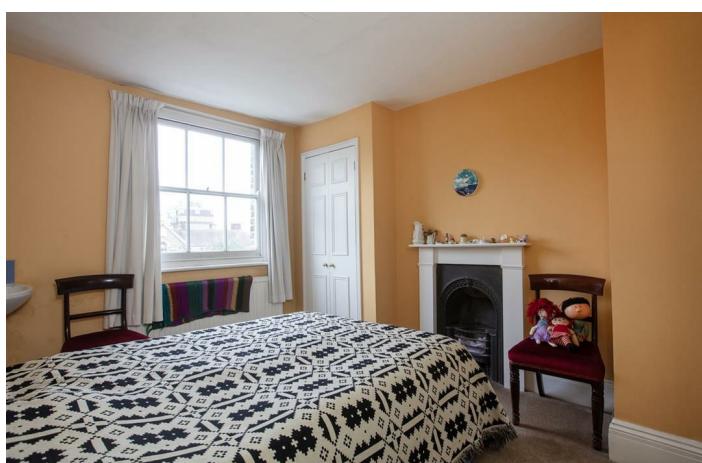
## FEATURES

Built Circa 1825  
Original Features  
55 ft Garden  
Versatile Layout  
Freehold



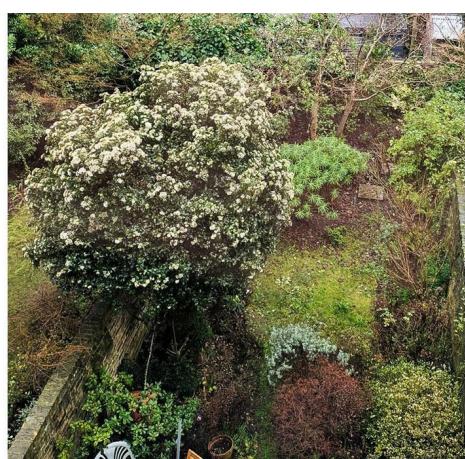
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GUIDE PRICE £1,500,000 - £1,650,000.

Beautiful Grade II Listed Four Bedroom Georgian Home on Best Street - CHAIN FREE.

Located in the heart of Camberwell and extending over four wonderful floors, this four-bedroom Georgian beauty, built circa 1825, supplies a versatile layout with beautifully proportioned rooms and period features. Facing onto arguably the best part of South East London's premier Georgian period row, the property boasts floor-to-ceiling Juliette balconies and a majestic arched window to the front and a plethora of additional original delights inside. The terrace stands out amongst its surroundings with moulded stucco cornices, wonderful amber brick work and rusticated stucco ground floor and basement.

Currently, the accommodation comprises a large double reception, formal dining room, kitchen, ground floor wc, two bathrooms and a large artist's studio with adjoining room on the high ceiled first floor. There are two further top floor double bedrooms with an interconnecting bathroom. The rear garden, accessible from the basement and the ground floor, is stocked with mature plants with a patio providing the ideal spot for a sunny al-fresco lunch.

The generous York stone paved front garden invites you up a step from the Grove and onward to the original door which bears its original decorative fanlight. The inner hall is long with high ceiling and an arched cornice that leads to the handsome rear stairwell. To the right you find the double reception which has an aspect to both front and rear. The front-facing arched sash window enjoys original shutters looking out to the beautiful mature trees lining Camberwell Grove. There is a marble feature mantel piece, and hinged double doors connect you to the West facing room with a fine view over the walled garden that bathes in mellow evening sun. The rear of the entrance hall has fitted storage, a w/c and garden access.

On the lower ground floor you find a large front-facing room which is currently used as a formal dining space but could also be used as a bedroom. It has more fitted storage and direct front access via external steps to the front garden that sits above external deep vault storage. The kitchen sits to the rear of the lower ground floor with opposing rows of cabinet and counter space. Double doors open to sweeping steps up to the rear garden paved patio and a pretty well-stocked garden. This floor is completed by a small bathroom.

Back in the entrance hall you can pause to appreciate the fine original staircase with its charmingly curved original hardwood hand rail and original banisters. A rear-facing sash window floods the landing with light as you move up to the first floor piano nobile and enter a most impressive high ceiled front facing room, currently an art studio (this house has nurtured creativity over recent years with an artist and a musician inspired to create their art there), which commands lovely views over the Grove through a duo of floor-to-ceiling windows with shutters and Juliette balconies. Boasting another feature mantel piece in marble, the space would make a fine drawing room or indeed a most-coveted master bedroom. An additional room adjoins to the rear, divided by period shutters for maximum flexibility.

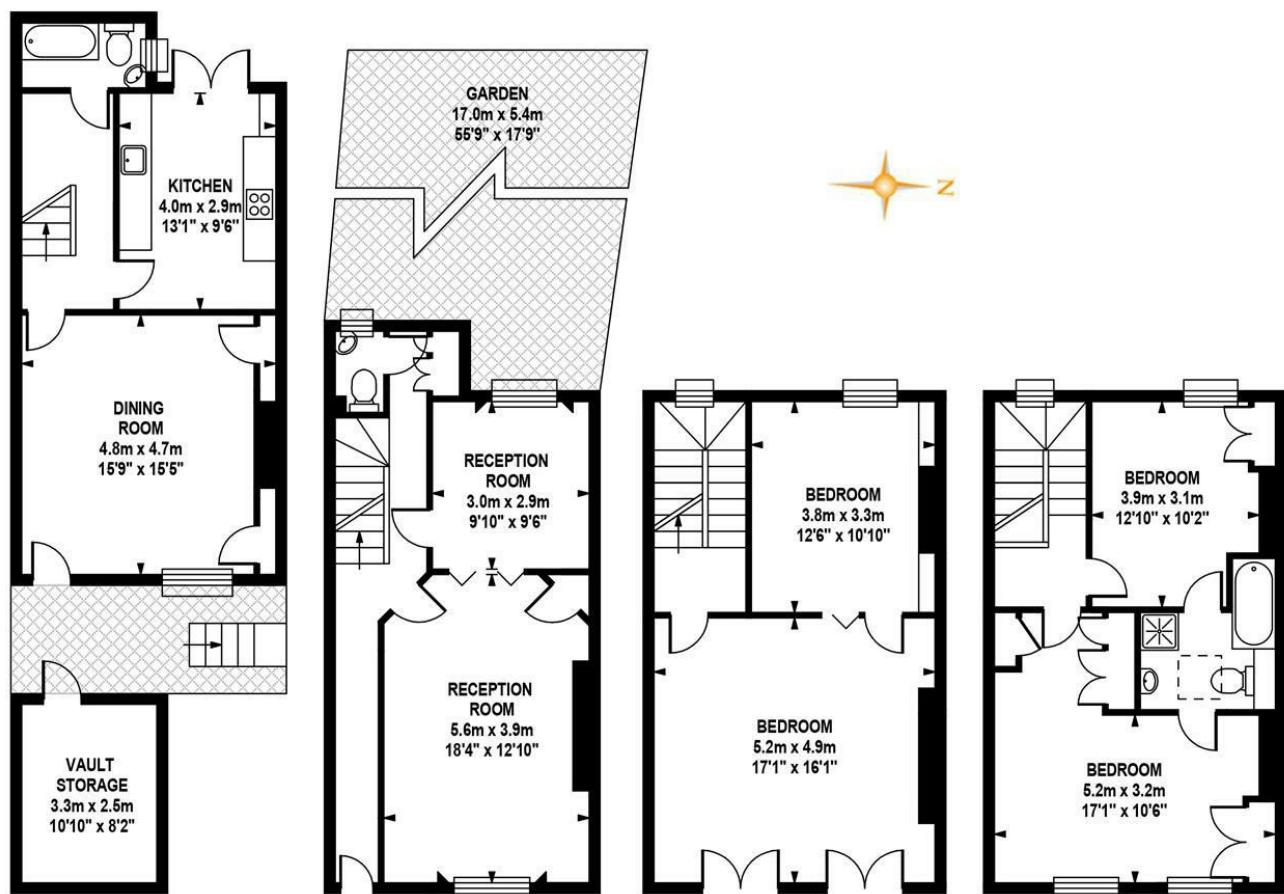
Heading to the upper landing you find another raised sash window illuminating the way to the top floor front-facing bedroom with lofty views across the stunning tree-top streetscape. There's a period feature fireplace, two fitted storage points and integrated wall lights. The rear double bedroom boasts another feature fireplace. The two top floor rooms each have access to a 'Jack & Gill' bathroom with both shower and bath and a vaulted ceiling with skylight.

Looking to the wider neighbourhood, you are 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 café. Even closer is St Giles Church grounds - it's a lovely spot for a read and to relax. 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.

Public transport links, including trains and buses, are equally impressive. Denmark Hill station (Zone 2) is an easy 8-minute stroll with quick connections to Victoria, Blackfriars, Elephant & Castle. The highly rated London Overground line offers further services to Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water that also connects to the Jubilee line). Buses run regularly on Grove Lane (two minutes away) and from Camberwell Church Street (a seven minute walk) into the City and the West End.

Council Tax Band: F

Tenure: Freehold



**LOWER GROUND FLOOR**

Approximate Internal Area :-  
53.04 sq m / 571 sq ft

**GROUND FLOOR**

Approximate Internal Area :-  
44.77 sq m / 482 sq ft

**FIRST FLOOR**

Approximate Internal Area :-  
46.26 sq m / 498 sq ft

**SECOND FLOOR**

Approximate Internal Area :-  
46.26 sq m / 498 sq ft

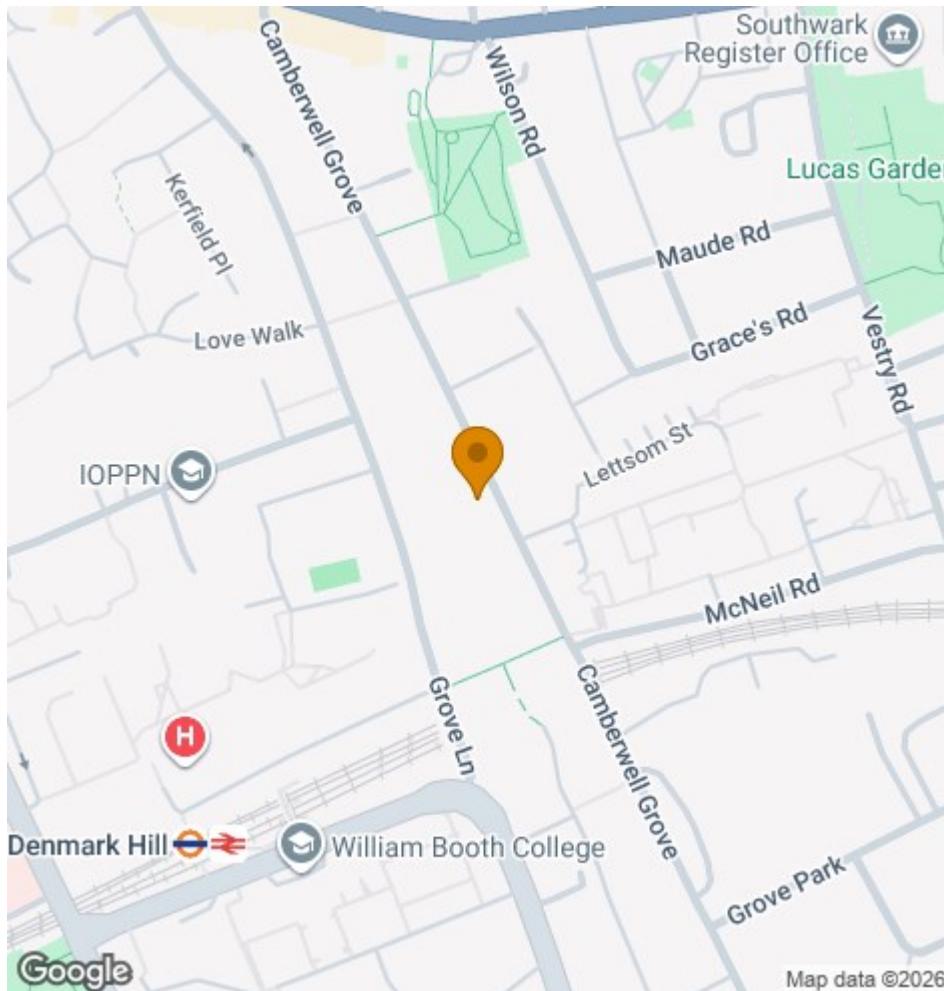
**TOTAL APPROX. FLOOR AREA**

Approximate Internal Area :- 190.35sq m / 2049 sq ft  
Measurements for guidance only / not to scale

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	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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