

GROVE PARK SE5

FREEHOLD

£1,650,000





## SPEC

Bedrooms : 6  
Receptions : 3  
Bathrooms : 2

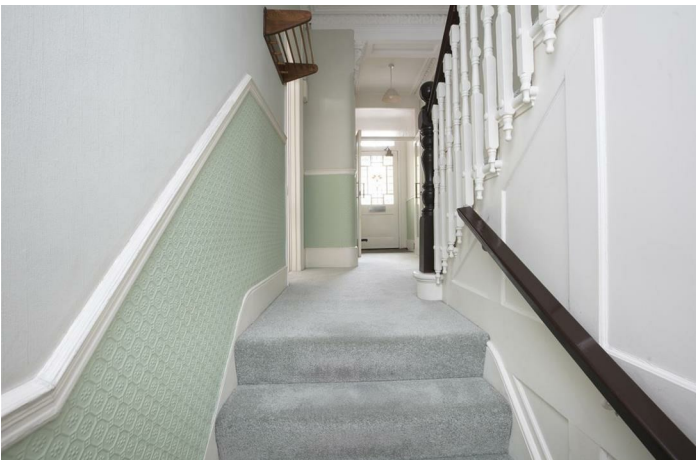
## FEATURES

Stunning 100ft Garden  
Off Street Parking  
Large Cellar  
Period Features  
Chain Free





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## Astounding Six Bedroom Period Home With OSP and 100 ft Garden - CHAIN FREE

This marvellous six bedroom period house boasts every advantage. Wonderfully spacious accommodation, a leafy, mature location, OSP and a 100 ft garden make it the perfect spot to call home. A pretty first floor balcony continues the charm offensive - it's a delightful spot for an evening glass of vino. All your bedrooms are generous doubles and your living space spills into a charming conservatory. Period features, high ceilings and a huge cellar - ripe for any number of uses will wow you yet further. We're sure you're going to love it! From here you can stroll in 5 minutes to bountiful Bellenden Road which enjoys a wonderful village vibe. Denmark Hill Station is 7 minutes in the other direction for fast, frequent services to central London and beyond. Camberwell, Lordship Lane and Peckham promise a plethora more social endeavours; bars, eateries, cafes, parks and shops all at your fingertips!

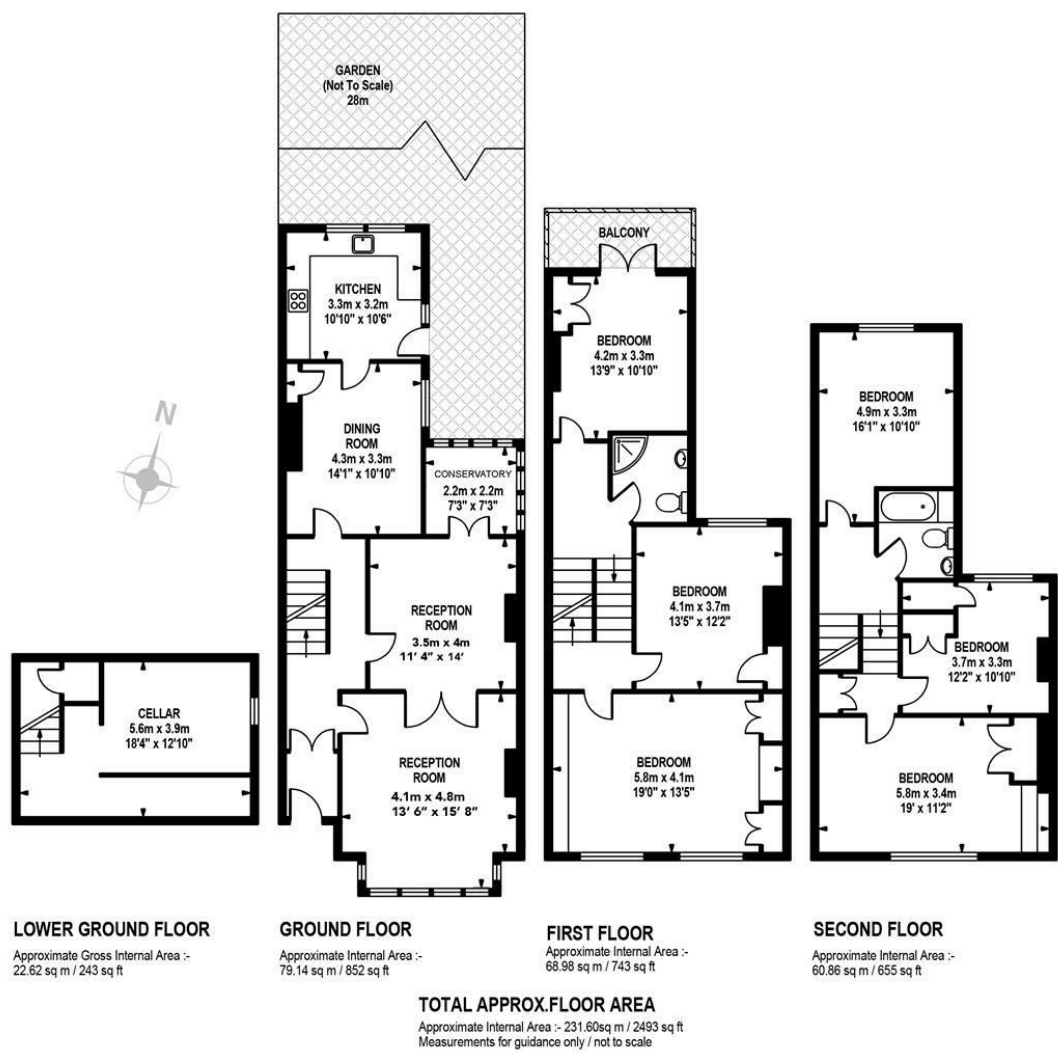
The handsome red bricked exterior welcomes you warmly. A brick bed fringed with mature greenery sits next to your OSP which leads up to a side access point. The recessed portico enjoys an original stained glass door with original tiling either side. An inner porch leads on to a generous carpeted hallway with dado rails, high ceilings and beautifully ornate corning. Duck right to your vast double reception which can be used as two separate spaces depending on requirements. Both ends have an original fireplace with incredibly well maintained surrounds and mantels. Both rooms (and the hall) have beautiful Parquet flooring under the carpet should you wish for a change. A front square bay frames your leafy streetscape and French doors lead rear to a conservatory. The hall leads next down a half flight to find your cellar access. This is a marvellously versatile space with electrics and a side aspect casement window - vino storage, yoga, home cinema?? Your dining room comes next with a bright kitchen adjoining. Cabinets and counters run on three sides to incorporate a four ring gas hob, oven and washing machine. You'll also find access to your glorious 100 ft garden which has a sizeable lawn bordered with lush mature greenery. High trees to the end afford privacy.

Head back inside and upward to the first return to find your first fabulous double bedroom. Fitted storage hugs the imposing original fireplace and there is access, via French doors, to the balcony - the perfect guest room - they'll not want to leave! A fully tiled modern shower room sits next door. Upward to the first floor you find the master bedroom fronting the street into the full impressive width of the house. Fitted wardrobes run on the far wall. Bedroom three, also on the first floor, has another feature fireplace and original fitted storage. The second return hosts another fine, rear facing double bedroom, next to which sits a neat family bathroom with wooden ceiling and cork floor tiles. Bedrooms five and six are on the second floor enjoying sloping eaves and lofty views.

A charming, spacious family house in a super location, with very good transport links; Peckham Rye and Denmark Hill stations have regular train services to Clapham Junction, Canary Wharf and Islington, and central London terminals including London Bridge, Blackfriars and Victoria, as well as other parts of London and the South East. Sainsbury is a three minute drive and 5 minutes walk down the road is Bellenden Road, with its independent shops: grocers, butchers, bakers, vintage clothes, chocolates, and great restaurants, cafes and gift shops. For more frivolous shopping, try Lordship Lane and Northcross Road for some of the best food and gift shops in south London. Local schools are also not a worry! Dog Kennel Hill and Lyndhurst Primaries are within an easy walk. You also have Bellenden Primary, the new Belham Primary (opening this year), St John's and St Clement's C of E Primary. JAGS, Harris Academies, Dulwich College and Alleyn's schools are all nearby for the years to come. Peckham Rye Park and Ruskin Park are both nearby. Peckham Rye has formal gardens, a woodland, a lake, sports area, a scenic cafe, skate park, outdoor gym and an adventure playground. Dulwich Park, with its new cafe, lake and very popular playground, is also only ten minutes by car. Likewise, Dulwich Picture Gallery, Britain's oldest public art gallery is an inspiring place to while away an afternoon or just visit for lunch.

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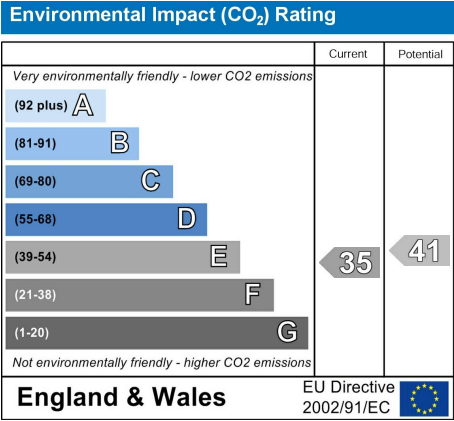
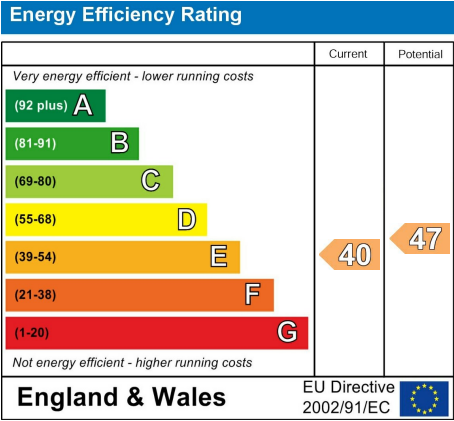
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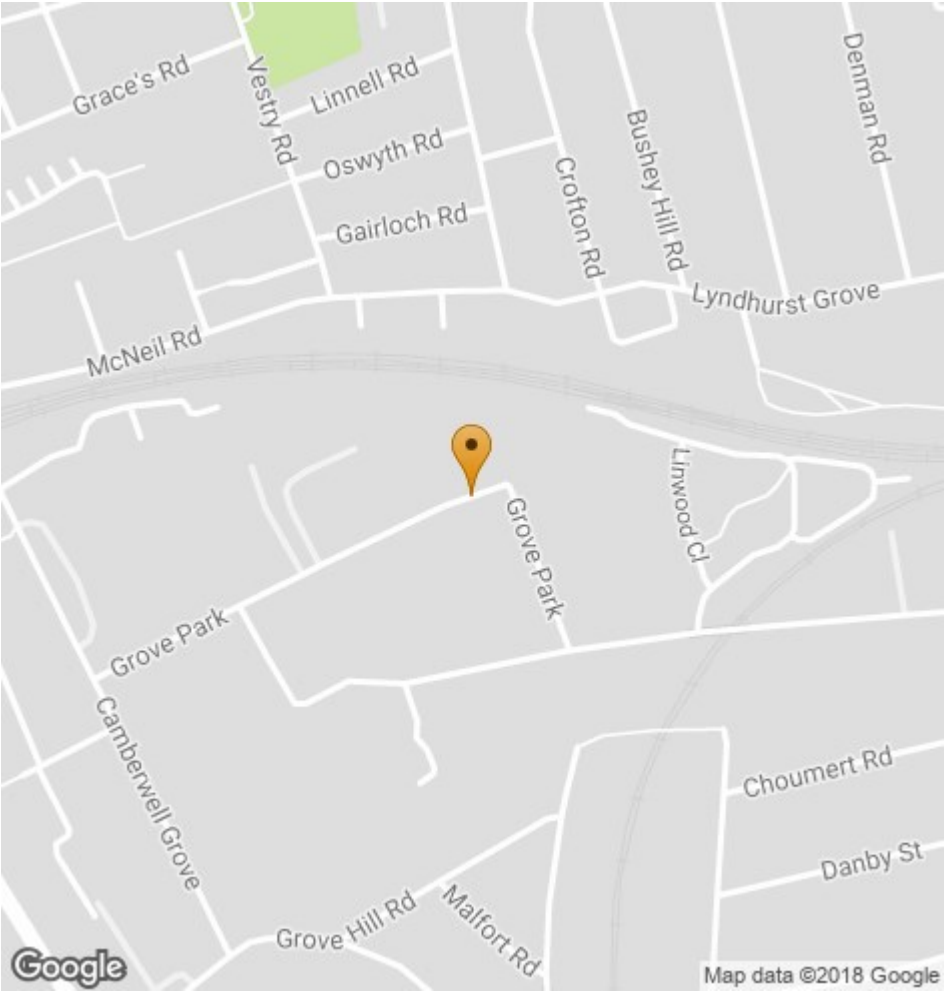


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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services,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



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