

GROVE LANE, CAMBERWELL, SE5
LEASEHOLD - SHARE OF FREEHOLD
GUIDE PRICE £750,000 - £800,000



SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 1

Lease Length: 998 years remaining

Service Charge: £750 per annum

Ground Rent: none

FEATURES

Wonderful Private Terrace

Gorgeous Parquet Flooring

Private Entrance

Popular and Convenient Location

Share of Freehold



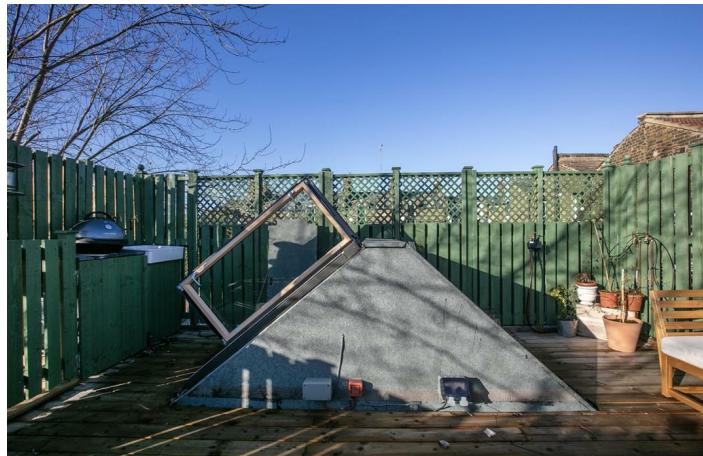
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Delightful Three Bedder with Dishy Finish and Wonderful Terrace - CHAIN FREE.

You own slice of the good life - just seconds from the bustle of Camberwell! Enjoying a notably tasteful interior, generous living area, three pretty bedrooms and a magnificent top floor terrace - it's a property for all seasons! The fixtures, fittings and decor are all perfectly chosen - think solid Parquet flooring, picture rails, bespoke storage and marvellous muted tones. The location leaves you wanting for nothing. You're literally a few moments amble from the best of Camberwell. The tree-lined period delights of Grove Lane and Camberwell Grove are within earshot and you have some fantastic transport links available at nearby Denmark Hill station.

The property enjoys well maintained London Stock brickwork and a private entrance off Daneville Road. The entrance lobby has generous storage for coats and brollies and a handy guest wc dead ahead. Sublime solid Parquet flooring leads down one step to a most elegant living area which dons a handsome fireplace flanked on either side by bespoke low-level storage units and shelving. Four front aspect sash windows supply plenty of light and there's abundant lounging and dining space available. The kitchen tucks neatly to the rear of the space with pretty tiling over the ceramic sink. Appliances include an integrated fridge/freezer, four ring induction hob and slinky wine cooler.

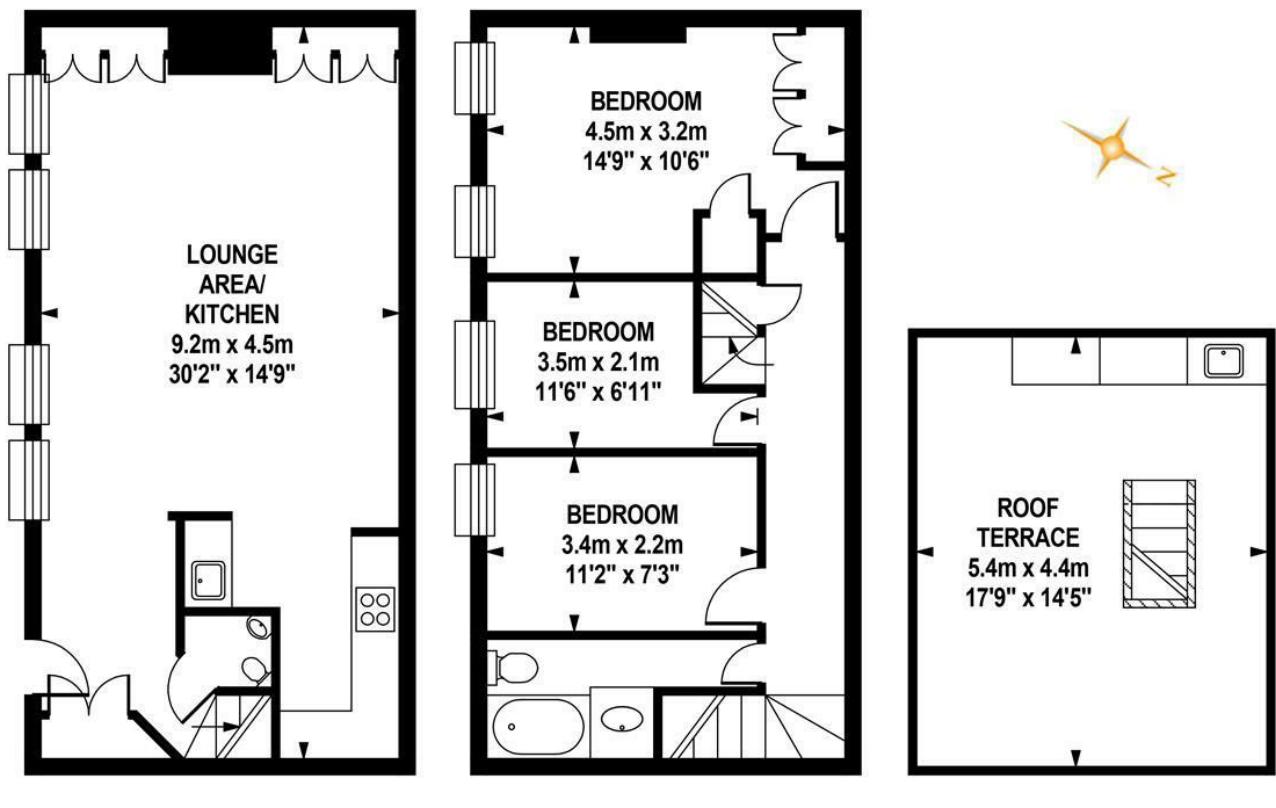
The first floor follows a pleasant linear formation with all the main rooms enjoying a front aspect. a carpeted landing first gives leave to a mostly tiled bathroom with contemporary suite and drencher over the bath. A large skylight ensures bright and airy ablutions. Bedroom one has dado rails separating subtle shades and will comfortably house a double bed and storage. Bedroom two has dusky blue walls and cornicing whilst bedroom three, the master, boasts a pretty fireplace and oodles of fitted storage. Floral wallpaper adds to the ambience. The roof terrace is simply delightful with panoramic roof top views over Grove Lane. Plenty of mature leafiness and smart timber flooring and fencing. A handy butler sink with antique taps will make hosting the summer BBQ even easier. The space is accessed from the landing up carpeted stairs and through a nifty glass door with easy-open hydraulics.

The transport options are good, with a multitude of buses running close by on Camberwell Church Street into the City and the West End. Oval Station (Northern Line zone 2) is walkable in around 20 minutes or easy by bus in around 10. Denmark Hill station (zone 2) for fast, regular services to Victoria, Blackfriars and London Bridge is a 7 minute walk in the other direction. 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, three minutes down the Grove. The very lovely Grove Lane Deli is proving a huge hit and we love Theo's pizzeria too. Celebrated boozers include the Hermit's Cave, The Crooked Well and The Grove Tavern. There are plenty of shops nearby including a host of independent food shops on Camberwell Church Street and Camberwell Green, plus a new, 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 is a short walk away and you have the Butterfly Tennis Club on your doorstep too. The elegant Dulwich Park and Brockwell Park are also a short bicycle ride away.

Tenure: Share of Freehold

Lease Length: 998 years

Council Tax Band: C



GROUND FLOOR

Approximate Internal Area :-
41.40 sq m / 446 sq ft

FIRST FLOOR

Approximate Internal Area :-
41.40 sq m / 446 sq ft

ROOF TERRACE

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 82.80 sq m / 891.25 sq ft
Measurements for guidance only / not to scale

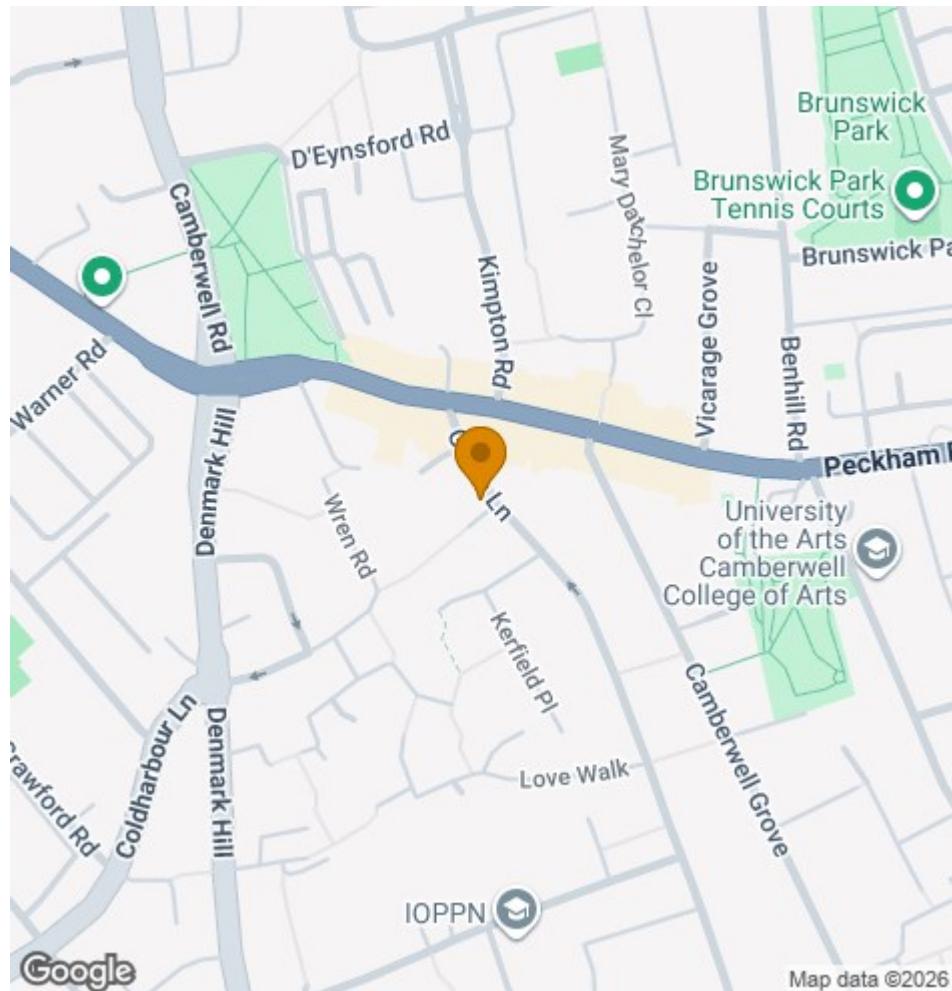
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LEASEHOLD - SHARE OF FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	61		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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