

GROVE PARK, CAMBERWELL, SE5  
SHARE OF FREEHOLD  
£540,000



## SPEC

Bedrooms : 1  
Receptions : 1  
Bathrooms : 1

Lease Length: 986 years remaining  
Service Charge: £2880 per annum  
Ground Rent: n/a

## FEATURES

Private South-Facing Terrace  
Huge Shared Garden  
Tasteful Styling Throughout  
Contemporary Kitchen and Shower  
Room  
Share of Freehold



GROVE PARK SE5  
LEASEHOLD - SHARE OF FREEHOLD



GROVE PARK SE5  
LEASEHOLD - SHARE OF FREEHOLD



Gorgeous One Bedroom Period Conversion with Private South-facing Terrace.

Enjoying a notably tasteful interior, this magnificent one bedder promises a delightful living environment throughout. The open-plan living space faces onto a peaceful, private leafy oasis with nicely sized south-facing paved patio. The sense of connection with the outside really enhances the space - it feels open, airy and tranquil. An almost endless communal garden adds to the charm - it will host the summer banquet nicely. The accommodation further comprises a modern kitchen, double bedroom and modern bathroom. From here you can enjoy the many delights of Bellenden Road, Camberwell, East Dulwich and Peckham within an easy, quiet stroll. Lovely local parks include Warwick Gardens, Lettsom Gardens and the expansive Peckham Rye Common. Transport is taken care of with nearby Denmark Hill and Peckham Rye Stations offering fast, frequent services to London Bridge, Elephant and Castle, Blackfriars and the fantastic London Overground Line to Shoreditch, Clapham and Canada Water for the Jubilee Line.

The detached building stands tall and handsome. It's set back from Grove Park's inimitable leafiness behind a generous shared front garden. A communal entrance on the lower level leads to the flat's door. Inside you enter directly into that fabulous open plan living space which is presented with engineered wideboard wooden flooring and tasteful neutral decor. A wide and deep bay window with twin double doors on either side of a stunning floor-to-ceiling picture window. These frame a beautiful vista of your lush and leafy private patio garden. It's a wonderful south-facing space surrounded by mature greenery. A neat half flight of stairs lead upward to the positively mammoth shared rear garden. It stretches over 100 ft and is a fab spot to hob nob with the friendly neighbours.

Back inside you'll enjoy a slick bespoke modern kitchen adjoining the rear of the living space. The cabinets are presented in 'Oslo Blue' and topped in Quartz. There's a four ring gas hob, oven, deep pan storage and plenty of seamless space for utilities. The laundry cupboard is deftly recessed along the hall. This precedes your shower room which enjoys dusky rose wall and floor tiles and matt black fixtures. Further storage tucks behind the wall-hung loo and there's a large heated towel rail. Last but not least comes your dishy double bedroom. It fronts the building with a triptych of sash windows, wall-hung storage and funky raised glass bricks.

The transport options are excellent; Denmark Hill station (Zone 2) for fast, regular services to Victoria and Blackfriars is a five minute walk away. The highly rated London Overground line has completed its outer orbital route around London and also serves Denmark Hill. Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water) are now all easy as pie to reach. There are also a multitude of buses running on either Grove Lane (two minutes away) or Camberwell Church Street (a seven minute walk) into the City and the West End. 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, five minutes down the Grove. Camberwell Art School and the Dulwich Foundation schools are all a short drive or bus ride away and 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 hop and you have the Butterfly Tennis Club on your doorstep.

Japanese Knotweed was historically identified at the property, and a specialist treatment programme was undertaken between 2018 and 2020. We are advised that this included a monitored remediation scheme with provision for an insurance-backed guarantee.

Tenure: Share of Freehold

Lease Length: 986 years remaining

Council Tax Band: B

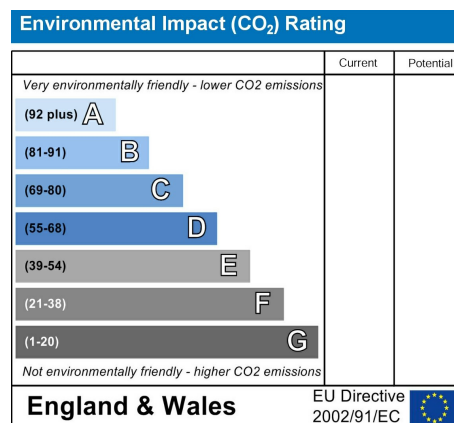
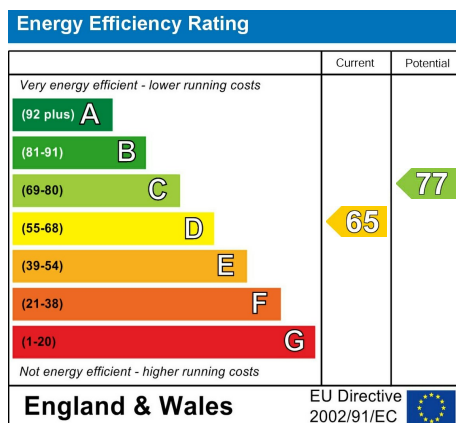


### LOWER GROUND FLOOR

### TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 46.54sq m / 501 sq ft  
Measurements for guidance only / not to scale

GROVE PARK SE5  
LEASEHOLD - SHARE OF FREEHOLD



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.

