

CAMBERWELL GROVE, CAMBERWELL, SE5  
LEASEHOLD  
GUIDE PRICE £650,000 - £700,000



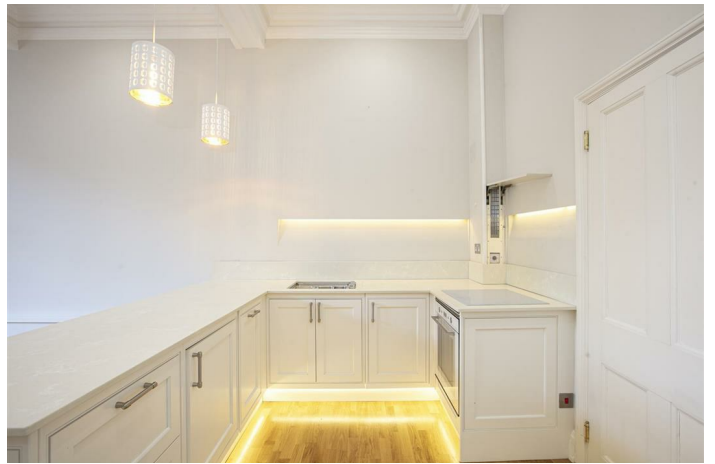
## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 2

Lease Length: 125 years remaining  
Service Charge: £700 per annum  
Ground Rent: £250 per annum

## FEATURES

Impressively Refurbished Throughout  
Bespoke Fixtures and Fittings  
Conservation Area  
Exquisite High Ceilings  
Leasehold



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Huge Newly Refurbished Period Two Bedder on Best Street - CHAIN FREE.

This unique two bedroom period pad boasts a remarkably spacious, stylish interior with lofty ceilings and top notch fittings. Recently refurbished to a noteworthy standard, the property enjoys bespoke storage, nifty, space saving kitchen with ingenious retractable features and brand new en-suite bathrooms. The room sizes hark back to a grander period, as does the setting! Tree-lined and much loved, Camberwell Grove enjoys some of South London's most wonderful period architecture. You're within a 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 peaceful contemplation. Transport links are equally impressive with Denmark Hill an easy 10-minute stroll. It boasts direct trains to Victoria, Blackfriars, Elephant & Castle, St Pancras and more. The London Overground Line will whizz you to Shoreditch, Clapham and Canada Water for the Jubilee Line.

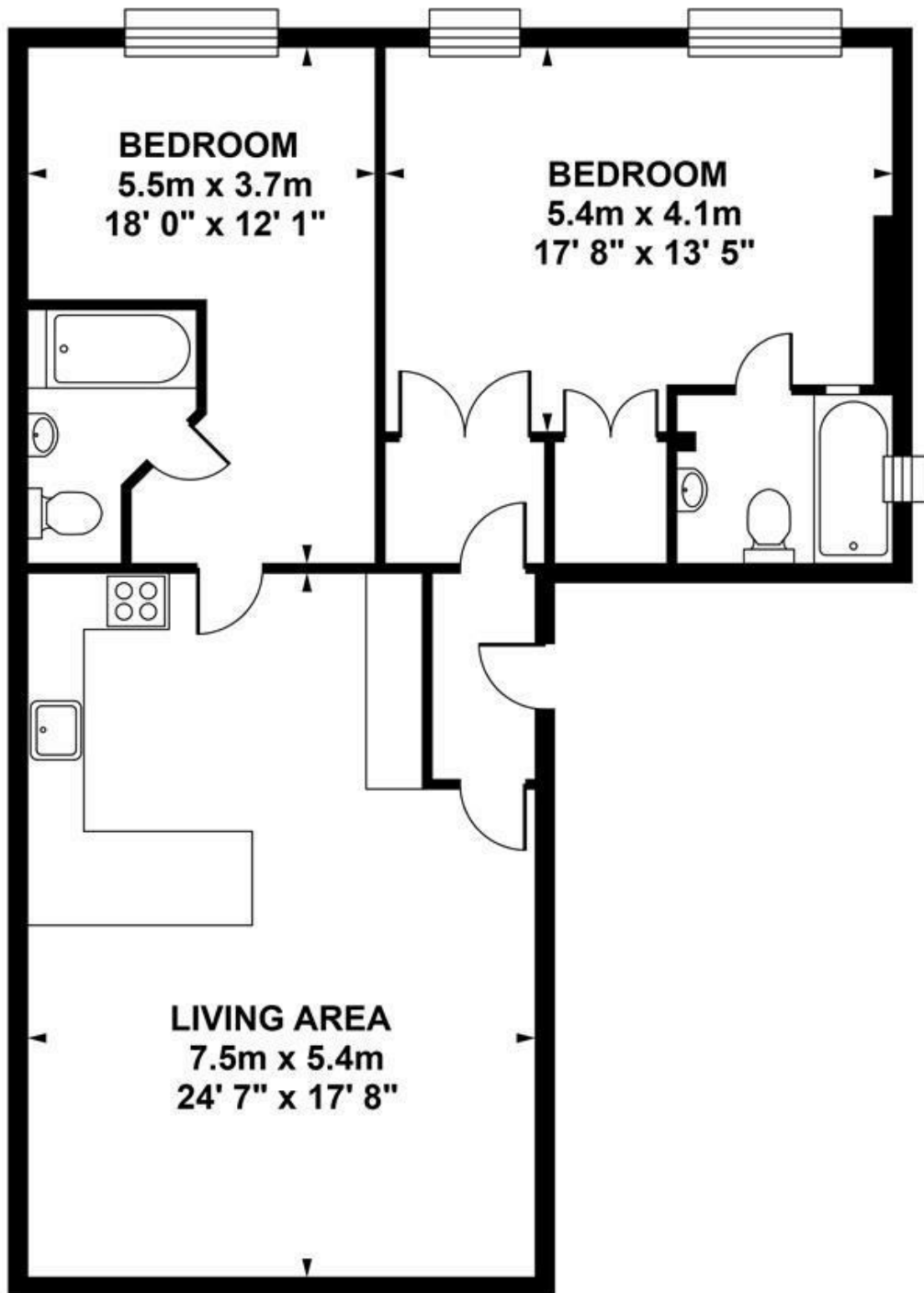
The exterior is handsome and enjoys dappled shade from the mature trees outside. A shared entrance to front and side each lead upward to the flat's first floor door. An inner carpeted hall invites you leftward to meet the magnificently appointed living space which stretches a lavish 25ft. Originally used a billiard room in days of old, the room retains its original ceiling detail which has been beautifully maintained. To the rear you find a modern yet sympathetic kitchen with oodles of bespoke cabinetry, integrated appliances and that fantastic concealed mixer tap and extractor. The first of your huge double bedrooms adjoins with a lovely leafy vista over the grove. Fitted storage and an ensuite bathroom add to the charm. The second sizeable double bedroom is accessed on the far side of the entrance hall and boasts another lush vista and adjoining ensuite.

In addition to the excellent rail links of Denmark Hill, there are a multitude of buses running close by offering swift services to the City and West End. The Oval and Elephant and Castle Underground stations are both a short bus ride away. The very excellent Lyndhurst Primary is but a moment's stroll as are a plethora of eateries and coffee shops including Theo's, Good Neighbour, and the much-loved FM Mangal. Quality gastro pubs abound. We love The Crooked Well and the award-winning Camberwell Arms. Camberwell Art School and the Dulwich Foundation schools are all a walk, short drive or bus ride away and there are plenty of shops nearby including a host of independent food shops in Camberwell Green. Keeping fit? The wonderful period Camberwell Baths and gym is stunning and within 60 seconds from your door. Ruskin Park is a short hop and you have the Butterfly Tennis Club on your doorstep - anyone for Pimms?

Tenure: Leasehold

Lease Length: 125 years


Council Tax Band: C



## FIRST FLOOR

Approximate. internal area :  
91.64 sqm / 986 sq ft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

