

CAMBERWELL GROVE, CAMBERWELL, SE5

FREEHOLD

£2,950,000

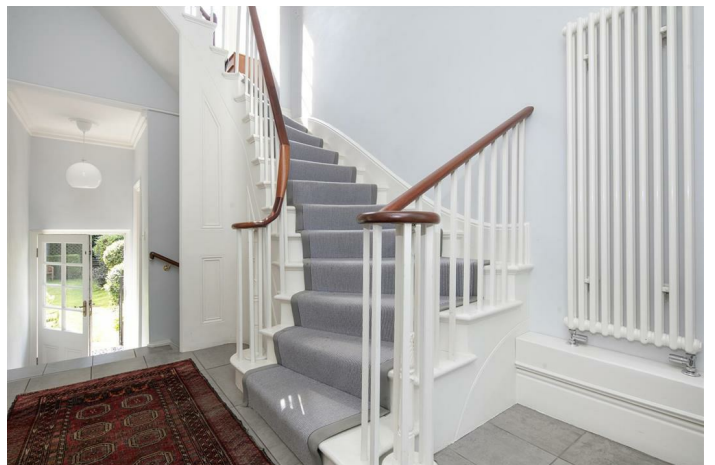


## SPEC

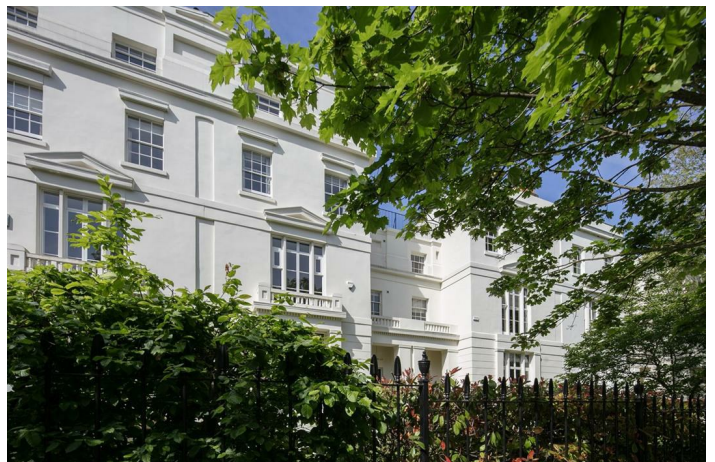
Bedrooms : 5  
Receptions : 3  
Bathrooms : 3

## FEATURES

Stunning Regency Features  
Grade II Listed  
Landscaped Gardens  
Wonderful High Ceilings  
Conservation Area  
500-bottle Wine Cellar  
Freehold



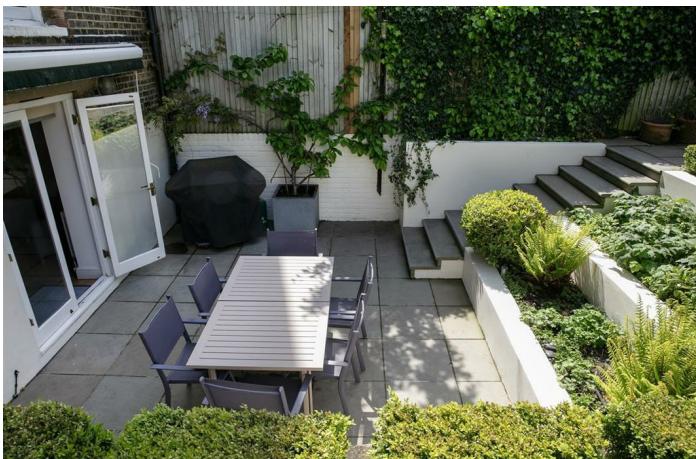
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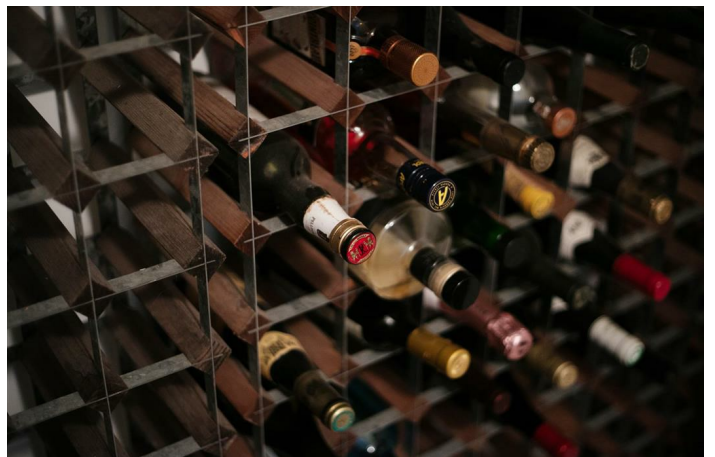
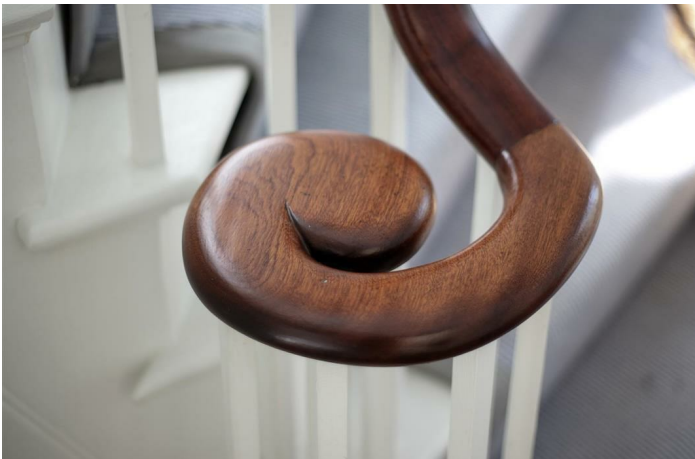
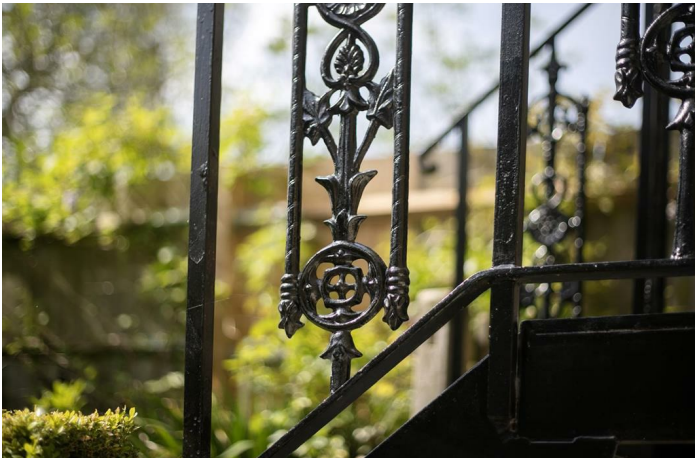
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## CAMBERWELL GROVE SE5 FREEHOLD



Sublime Five Bedroom Regency Home Over Five Floors.

At the Denmark Hill end of Camberwell Grove are these masterly stucco-fronted, period terraces, well known landmarks in the area. Superb examples of Regency-style architecture, they were built circa 1845 and remain seriously impressive houses in a much sought after location. This magnificent home, over five perfectly presented floors and once an ambassadorial residence, comprises five double bedrooms, a vast double reception, grand drawing room, kitchen/diner, formal dining room, shower room, en suite shower room/dressing room, bathroom, utility room and wine cellar with capacity for 500 bottles. There are wonderfully manicured and generous gardens to front and rear and a sunny terrace which boasts sun from lunch till after dinner - perfect for al fresco dining! A top floor terrace with views stretching from the London eye to Canary Wharf is the cherry on the cake!

The location leaves as much to rave about. Camberwell Grove offers some of the finest Georgian, Regency, Victorian and Edwardian homes in our fair city. Tree lined and keenly placed for every convenient amenity, you'll find yourself rarely roaming far from home. When you do, Denmark Hill station is just a five minute amble for swift services to the city and beyond. East Dulwich station is just a touch further and supplies yet more regular central connections. Peckham, Brixton and Dulwich are all within easy reach. Even closer on foot are the endless delights of Lordship Lane. The Dulwich Foundation schools are a safe and pleasant morning stroll through Greendales and The Camberwell Art College is also easily walkable. 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 house also comes with a key to the much loved Lettsom Gardens - a sprawling and treasured nature garden just one minute from your front door

Set back well from the road past a good sized lawned area and behind some handsome iron railings, take the footpath up to reach the front door. The exterior is stucco-clad with Doric-type porches and dentil cornices supporting wonderful balustraded balconies. Inside you face an elegant curling hardwood handrail gracing a most impressive original staircase. There's a handy cloakroom which ensures your hallway is always presentable. The first door on your left leads to the glorious main reception with tasteful styling and polished floorboards. As the room has previously been opened up, two sets of fireplaces are on view. A magnificent rear facing full-height picture window frames an idyllic garden vista. Tall front-facing French doors supply a view of the handsome easterly terraces opposite. It's simply demands to host your glamorous soirees.

The garden is accessed from the rear of the entrance hall. It's a very good size with mature shrubbery, lower patio and expansive healthy lawn. Back inside head down to the lower ground floor to find an impressively proportioned kitchen/diner with hand-built shaker style units. A beautiful range-style electric oven with induction hob is set into the chimney breast and there's a sizeable island for dicing, slicing and dining. An open arch leads through to the formal dining area which enjoys French doors opening onto the patio. Completing the lower ground floor is a handy utility/wc and a wine cellar/larder.

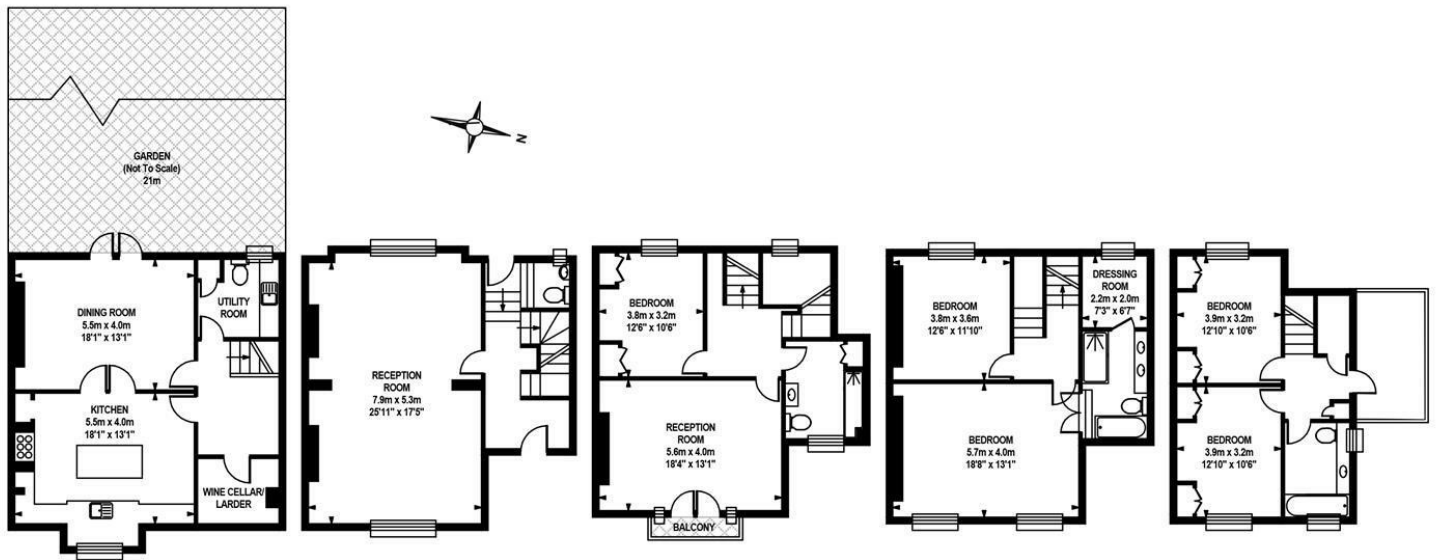
Taking the staircase up to the first floor you reach a gloriously airy and spacious half-landing with plentiful custom built shelving. A great sized bathroom with separate shower cubicle is first left. The drawing room gracefully fronts the street with more sublime views over the Grove through tall French doors. Shelving and cupboard space adorns the chimney recesses. Out of here and left is the first of five double bedrooms. Upward to the second floor you find a sensationally proportioned master suite with sunken en-suite bathroom and adjoining dressing room. A third double bedroom completes this floor nicely. Opposite the top landing is a good sized bathroom, to your left is a cupboard followed by a door leading out onto a fab terrace with superb views. The last two double bedrooms bear right and both have double sets of fitted wardrobes. The top floor terrace is accessed off the landing and supplies the perfect spot for watching the fireworks on New Year's Eve.

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. 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.

Tenure: Freehold

Council Tax Band: G

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**LOWER GROUND FLOOR**  
Approximate Gross Internal Area :-  
67.15 sq m / 723 sq ft

**GROUND FLOOR**  
Approximate Internal Area :-  
58.96 sq m / 635 sq ft


**FIRST FLOOR**  
Approximate Internal Area :-  
55.79 sq m / 601 sq ft


**SECOND FLOOR**  
Approximate Internal Area :-  
57.36 sq m / 617 sq ft

**THIRDFLOOR**  
Approximate Internal Area :-  
39.88 sq m / 429 sq ft

**TOTAL APPROX.FLOOR AREA**  
Approximate Internal Area :- 279.14 sq m / 3005 sq ft  
Measurements for guidance only / not to scale

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

| Environmental Impact (CO <sub>2</sub> ) Rating      |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very environmentally friendly - lower CO2 emissions |                            |   |
| (92 plus) <b>A</b>                                  |                            |   |
| (81-91) <b>B</b>                                    |                            |   |
| (69-80) <b>C</b>                                    |                            |   |
| (55-68) <b>D</b>                                    |                            |   |
| (39-54) <b>E</b>                                    |                            |   |
| (21-38) <b>F</b>                                    |                            |   |
| (1-20) <b>G</b>                                     |                            |   |
| Not environmentally friendly - higher CO2 emissions |                            |   |
| <b>England &amp; Wales</b>                          | EU Directive<br>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.

