

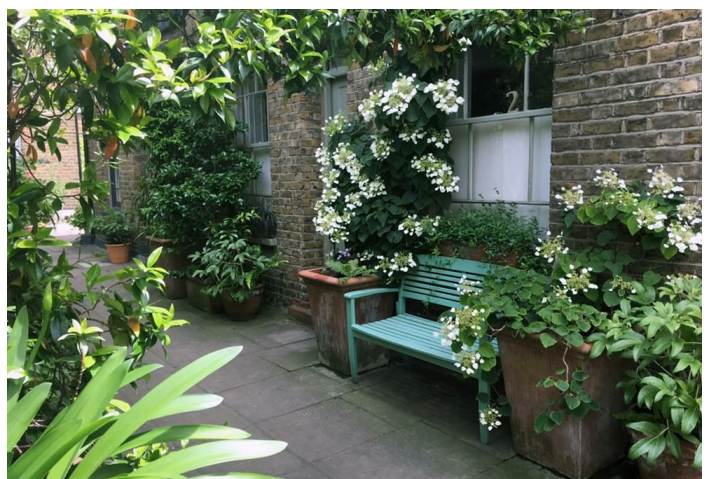


## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 1

## FEATURES

Uniquely Charming Stables Conversion  
Peaceful South-Facing Garden  
Friendly Gated Development  
Conservation Area  
Freehold



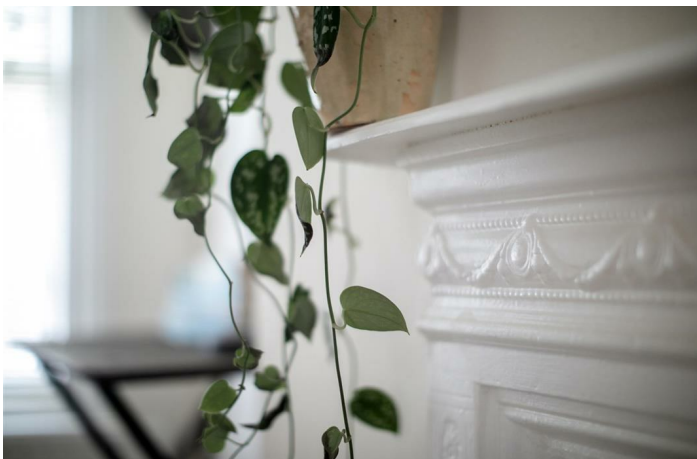
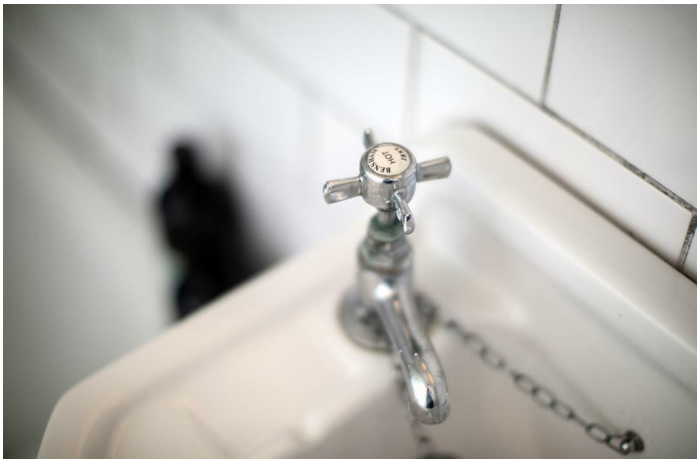
CAMBERWELL GROVE SE5  
FREEHOLD



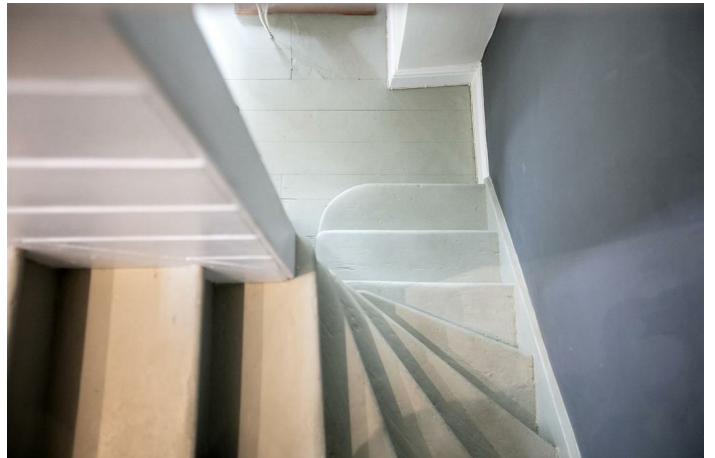
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Utterly Precious Two Bed Georgian Stable-Conversion off Camberwell Grove - CHAIN FREE.

We've found the quaintest part of the best period street in south east London! Flowing beautifully over two quirkily charming floors, this uniquely idyllic two bedroom cottage offers a peaceful, friendly and oh so pretty place to hang your hat. Originally built in the early 1800's as stables for the surrounding period homes, the property offers a double-fronted, dual aspect layout consisting of a reception room, kitchen/diner, two pretty bedrooms and a well appointed bathroom. A truly sought-after and unique historic property, the cottage and its situation are a delight. No matter where you stand in this house, you cannot see a single car. There's a secluded, leafy and bright south-facing garden and access to a flat roof from the principal bedroom. The L-shaped gated mews walkway - regularly featured in Camberwell Society Open Gardens as an exemplary shared green space - is awash with mature leafiness and a palpable sense of community. Keenly placed for every conveyable amenity, you'll find yourself rarely roaming far from home.

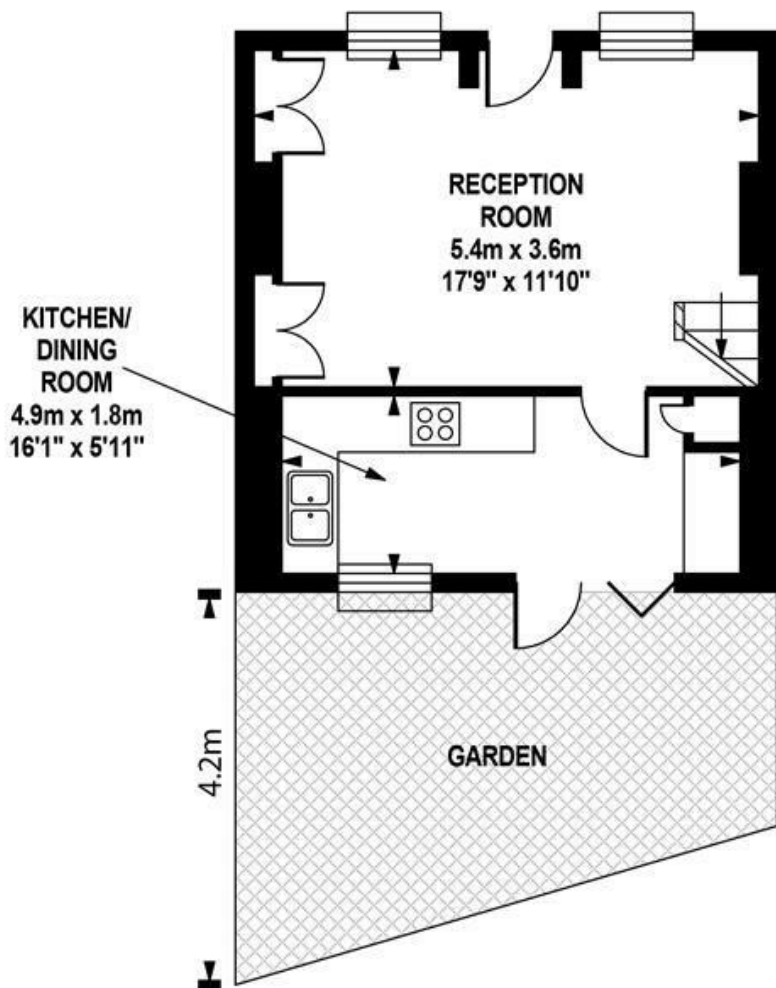
The front door is down a private, lushly planted space off beautiful tree-lined Camberwell Grove. Very secluded and very picturesque, this property is a little oasis of calm in a popular urban setting. In true cottage style the front door leads directly into the welcoming reception with two rare ten-paned sash windows and shutters, a stylish and efficient Clearview wood burner, alcove storage and painted floorboards. A tidy opening leads into the second reception/snug with a sweet alcove seat for intimate meals which blends, through wide glazed doors, into the south-facing walled garden with views of St Giles' turret. The small kitchen sits next to the snug with stone floor tiles and a window into the garden. Stairs curve from the corner of the living room and there is a metro-tiled south-facing bathroom with a shower over the bath. The bedrooms are of similar size, both front-facing with those gorgeous ten-paned windows; the second also has French doors leading onto a small flat roof - a nice little sun trap with views over the gardens of Camberwell Grove.

All the attractions of Camberwell and Peckham are on the doorstep - deliciousness in the form of The Camberwell Arms (a winner of the Observer Food Monthly's Best Sunday Lunch Award), Michelin-starred The Kerfield Arms, Gladwell's Deli, Nandine's, Mondo Sando, Theo's, and Toad Bakery. Cultural spots like Lala Books and the South London Gallery are also nearby. There are a host of independent food shops on Camberwell Church Street and Camberwell Green, plus a modern library and playground. The hotspots of Peckham and East Dulwich are also within walking distance. Keeping fit? Camberwell Baths is stunning with a great gym, and within an easy canter. Ruskin Park and residents only Lettsom Gardens is a short hop and you have the Butterfly Tennis Club and Zen Yoga Studio on your doorstep.

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 offers further services to Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water). 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. Camberwell School of Art and the Dulwich Foundation schools are all a short drive, bike or bus ride away. Lyndhurst Primary School and 2 highly rated nursery schools are within a short walk.

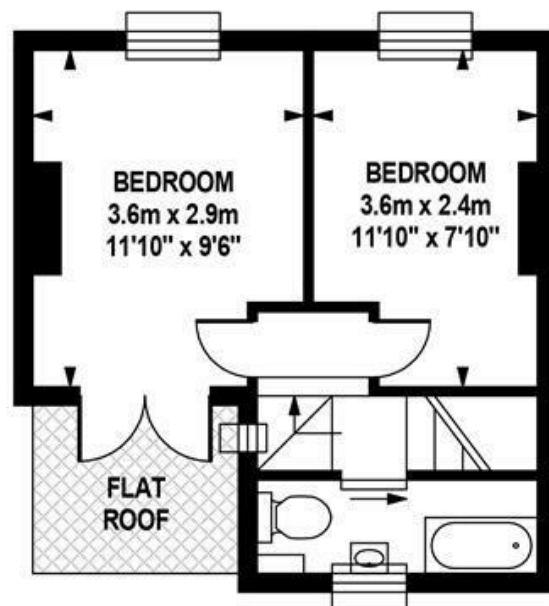
Tenure: Freehold

Council Tax Band: D



**GROUND FLOOR**

Approximate Internal Area :-  
29.26 sq m / 315 sq ft



**FIRST FLOOR**

Approximate Internal Area :-  
25.46 sq m / 274 sq ft



**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 54.72 sq m / 589 sq ft  
Measurements for guidance only / not to scale

CAMBERWELL GROVE SE5  
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	
<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		83
(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.

