

CAMBERWELL GROVE, CAMBERWELL, SE5  
FREEHOLD  
OFFERS IN EXCESS OF £1,250,000



## SPEC

Bedrooms : 4  
Receptions : 2  
Bathrooms : 2

## FEATURES

Period Home Over Four Floors  
Wonderful Views  
Grade II Listed  
Camberwell Grove Conservation Area  
Freehold  
Virtual Tour Available



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Wonderful Grade II Listed Four Bedroom Georgian Home Over Four Floors - CHAIN FREE.

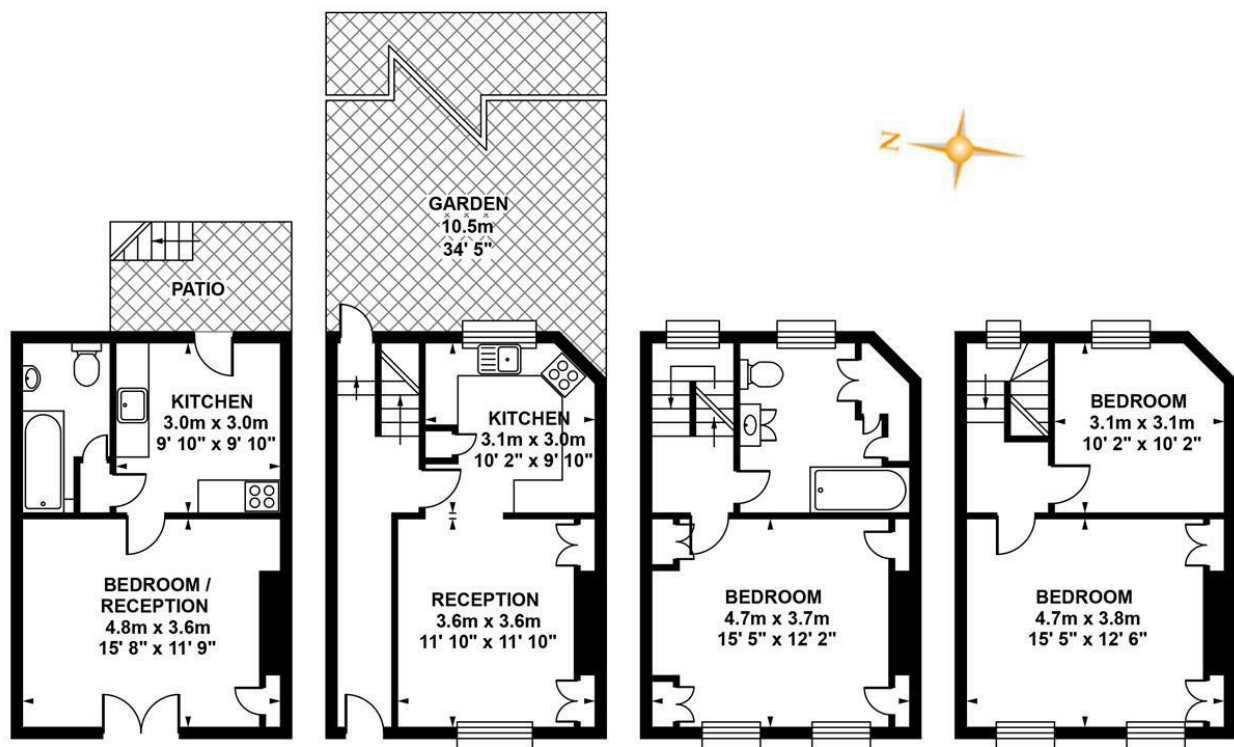
Resting along the oldest part of the inimitably leafy and lovely Camberwell Grove, this magnificent home, built circa 1780, spans four floors and enjoys a picturesque rear garden. Boasting an uninterrupted vista of the spire of St Giles church to the rear, the property is currently laid out with a self contained one bedroom unit on the lower ground floor. Further accommodation on the upper levels include a large full-depth living space, three double bedrooms and bathroom. Subject to planning one could easily augment the accommodation, as many neighbours have already. The location is within the Camberwell Grove Conservation area and just a moment's tree-lined ramble from the best of Camberwell. That's bars, eateries and bountiful London bustle. Nearby green spaces include the charming Brunswick Park with its tennis courts, gallery and cafe. Even closer is St Giles Church grounds - it's a lovely spot for peaceful contemplation. The Butterfly Tennis Club is just over the street, as is a widely celebrated yoga studio. If swimming is your thing, you're within a two minute ramble of the Victorian Camberwell baths and gym. 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 flat-fronted exterior stands politely next to homes of similar period charm. Steps lead upward from the Grove to an original door with stunning arched fanlight. Inside you meet a long hall with high ceilings and an arched cornice. A previous owner lovingly instated a seamless doll's house into the righthand wall - a delightfully quirky addition! The ground floor living room includes ample lounging, dining and cooking space. To the rear of the hall you find garden access where you'll delight in an array of mature rose bushes and the wonderful view of St Giles' church. One could be forgiven for thinking they're in the country. The lower ground floor is accessed from both the front and rear lower areas. A compact patio leads inward to the rear to a neat kitchen. Beyond this sits a large double bedroom/reception with fitted storage and access, via glass pane doors, to the front lower area. The first floor offers a front facing double bedroom which peers over the Grove through two sash windows. A bathroom faces rear with more church views and some pretty period tiling. One final climb upward reveals two further double bedrooms, one to the front and one to the rear.

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 Caravaggio'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: Freehold

Council Tax Band: E



**LOWER GROUND FLOOR**

Approximate. internal area :  
33.60 sqm / 362 sq ft

**GROUND FLOOR**

Approximate. internal area :  
32.58 sqm / 351 sq ft

**FIRST FLOOR**

Approximate. internal area :  
32.58 sqm / 351 sq ft

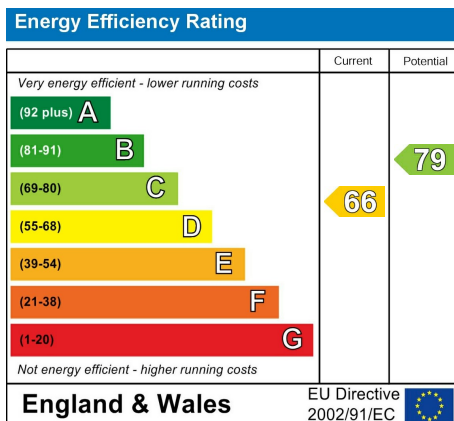
**SECOND FLOOR**

Approximate. internal area :  
32.58 sqm / 351 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 131.34 sqm / 1415 sq ft  
Measurements for guidance only / Not to scale

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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.

