

GROVE LANE, CAMBERWELL, SE5  
FREEHOLD  
£1,750,000



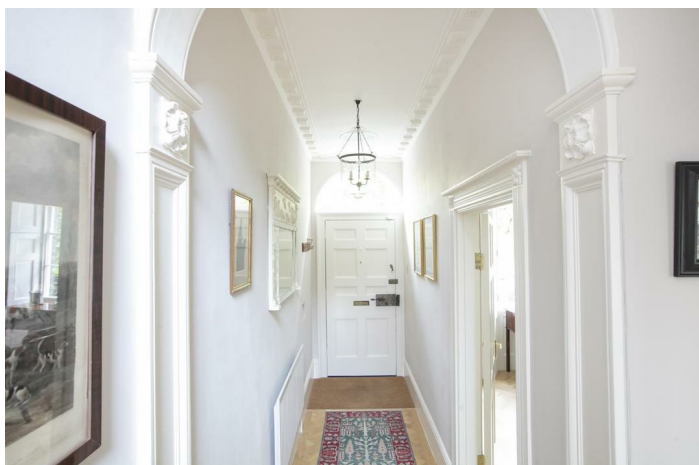


## SPEC

Bedrooms : 4  
Receptions : 3  
Bathrooms : 3

## FEATURES

Expertly Refurbished Throughout  
Stunning Sympathetic Styling  
Working Fireplaces  
Beautifully Recrafted Cornicing  
Freehold  
Virtual Tour Available on Request





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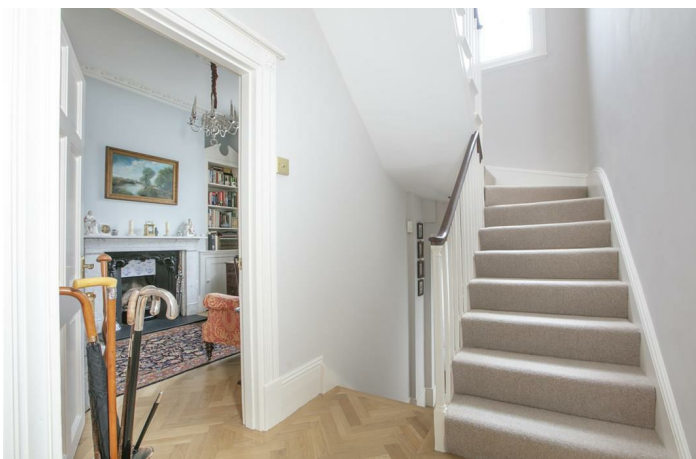


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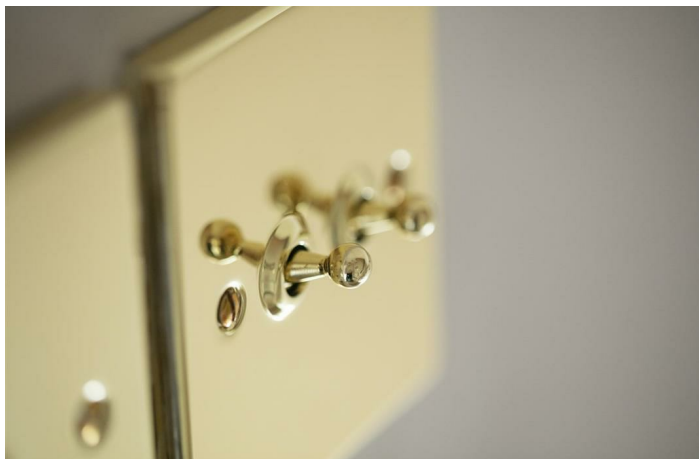
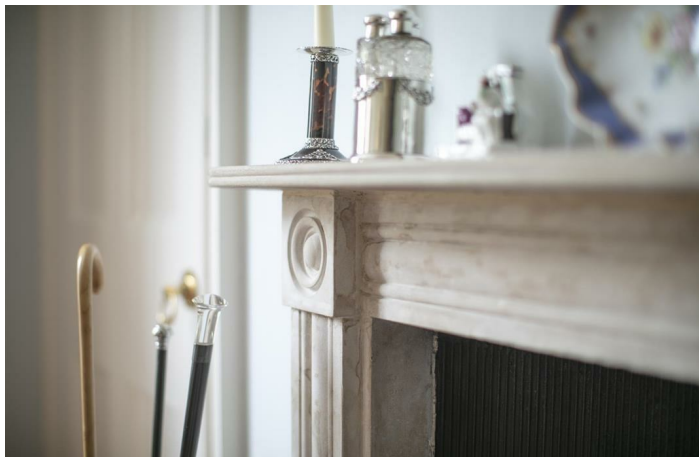


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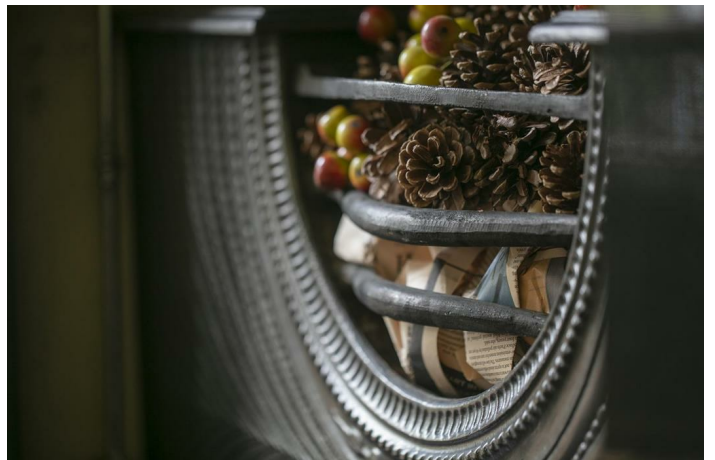




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Impressively Refurbished Georgian Four Bedroom Home With Beautiful Original Features.

An elegant and sympathetic refurbishment befits this grand Georgian four bedder. Spread over five beautifully presented floors, the interior is tastefully in tune with its origins, whilst offering expertly recrafted and contemporary additions. The current owner has spent a decade lovingly reinstating the property to its former glory. It is truly a house for those who appreciate the finest of the Georgian era. Most noteworthy is some of the finest original cornicing we have seen. Tall original sash windows, many with shutters, supply ample East/West light throughout the property. Further delights include abundant period fireplaces, bespoke storage and wonderful high ceilings. The accommodation comprises dining room with interconnecting sitting room, a large kitchen/diner and four bedrooms. One of these is currently arranged as a picture-perfect drawing room. The top floor bedroom is ensuite and there is a further main bathroom and fully tiled wet room. A wonderful garden to the rear is well stocked with roses, shrubs and hedging. It supplies a raised paved area, perfect for entertaining.

You are within a moment's tree lined 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 a read of the paper. Transport links are equally impressive with Denmark Hill an easy 12-minute stroll. It boasts unbeatable connections to Victoria, Blackfriars, Elephant & Castle and the London Overground Line will whizz you to Shoreditch and Canada Water for the Jubilee Line.

The exterior enjoys all its period trappings including ornate balconies and an arched fanlight - the only original left on the row! The front garden enjoys some nicely shaped beds and access to both raised and lower ground entrances. Steps lead upward to your main doorway which is flanked on either side by handsome stucco columns. Your inner hall offers the perfect greeting with an arched architrave and the first of that lovely cornicing. The dining room sits left with a wide front-facing sash window and working period fireplace. Double doors lead rear to a similarly lovely sitting room, also with fireplace. A large sash window frames some pretty garden views.

The lower return supplies a fully tiled contemporary wet room with loo and wash hand basin. Garden access is offered here too. Heading downward to the lower level you find a large kitchen/diner taking the lion's share of the floor. Granite worktops and abundant storage run on three walls to include a ceramic butler sink, oven and four ring gas hob. Planning permission has been historically granted to instate French doors which would open to the garden. A front access point leads to the front garden and coal hole which could easily be developed to offer storage or a utility area.

The first landing is light and lovely with the same tasteful carpeting and wall shades that continue upward. Spanning the full width of the house with two sublime floor-to-ceiling sash windows, the drawing room boasts a lush, peaceful aspect. An ornate mantel graces the superb feature fireplace and there's yet more cornicing overhead. This room will make a very lucky occupant a bedroom, should circumstance require. Next door sits a double bedroom with fancy floral wallpaper, tall bespoke storage and a large rear facing sash with more garden views.

Upward to the second floor you find another magnificent front facing bedroom with two sash windows, period feature fireplace and storage. The main bathroom completes this floor, boasting both roll top bath and double walk-in shower. There's a period style heated towel rail and contemporary loo and wash hand basin. A final climb rewards with a superbly executed Mansard extension which include a vast master bedroom with adjoining ensuite shower room. There's oodles of additional storage and some rather fancy opaque glass doors too.

The transport options are good, with a multitude of buses running close by on Camberwell Church Street into the City and the West End. Denmark Hill station (zone 2) for fast, regular services to Victoria, Blackfriars and Farringdon is a 12-minute walk in the other direction. The London Overground Line will wish you to Shoreditch in no time. You can also be on the Jubilee Line from Canada Water in around 10 minutes. The very excellent Lyndhurst Primary is but a moment's stroll as is a plethora of eateries including Caravaggios 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 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 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?



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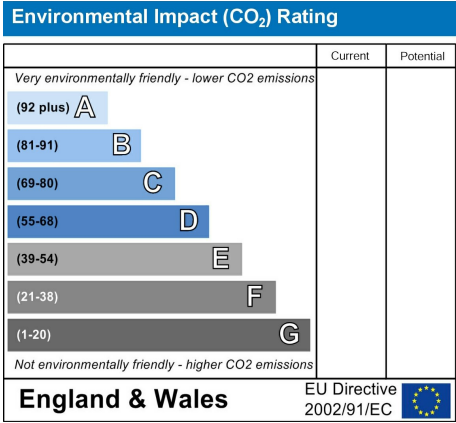
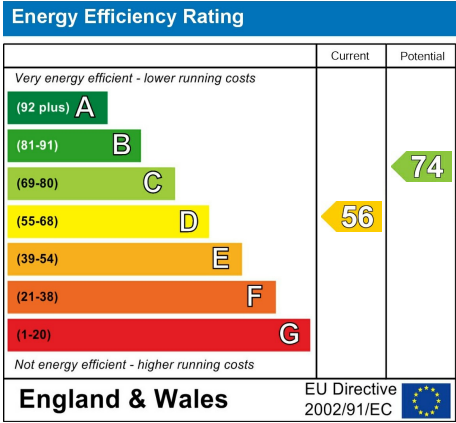


**TOTAL APPROX FLOOR AREA**

Approximate internal area : 197.20 sqm / 2122 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.



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