Wooster & Stock

GROVE PARK, CAMBERWELL, SE5

LEASEHOLD

£700,000







SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

Lease Length : 976 years
Service Charge : £1636 pa
Ground Rent : N/A

FEATURES

Two Bedrooms
Private Patio
Communal Garden
Newly Renovated
Leasehold








GROVE PARK SE5

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Beautifully Refurbished Two Bedroom Flat with a Whopping Private Patio, Communal Gardens and OSP - CHAIN FREE

There's plenty to get excited about here. Occupying the ground floor of an impressive period building on Grove Park, this handsome two-bedroom home has been given a thorough and thoughtful makeover, leaving you with around 795 square feet of smart, easy living space and a rather fabulous amount of outside space to boot. An almost endless communal garden adds to the charm - it will host the summer banquet nicely. From here you can enjoy the many delights of Bellenden Road, Camberwell, East Dulwich and Peckham within an easy, quiet stroll. Lovely local parks include Warwick Gardens, Lettsom Gardens and the expansive Peckham Rye Common. Transport is taken care of with nearby Denmark Hill and Peckham Rye Stations offering fast, frequent services to London Bridge, Elephant and Castle, Blackfriars and the fantastic London Overground Line to Shoreditch, Clapham and Canada Water for the Jubilee Line.

Step inside and the generous reception room immediately sets the tone: warm, engineered timber flooring, crisp white walls and plenty of room for proper sofas and Sunday sprawling. From here, a couple of steps lead through to the wonderfully bright dining/garden room, where a broad wall of glazing and folding doors pull in the sunshine and open straight onto the patio. And what a patio! At roughly 27 feet wide, there's room here for a sizeable table, pots, planters, barbecue and the inevitable collection of friends on a sunny afternoon. Beyond sit the building's wonderfully generous communal gardens – a long, leafy, green backdrop that makes this spot feel pleasingly removed from London life.

The separate kitchen is newly fitted and neatly arranged, with clean contemporary cabinetry and integrated appliances. The bathroom has received similarly smart treatment, with large-format tiling, a sleek vanity unit and shower over the bath. Two bedrooms complete the accommodation. The principal is a particularly comfortable double, whilst bedroom two works well as a guest room, nursery or dedicated home office. The refurbishment has been pleasingly comprehensive rather than merely cosmetic, including new plumbing and electrics, engineered wood flooring, plastering and decoration, internal doors and woodwork, alongside improvements to insulation and fire-rated boarding. In other words, much of the hard graft has already been done. There's also off-street parking, a share of the freehold and those magnificent communal gardens.

Grove Park is one of Camberwell's most attractive residential pockets: leafy, peaceful and lined with handsome period houses, yet wonderfully well placed for the good stuff. Bellenden Road, Camberwell Church Street and East Dulwich are all within easy reach, giving you an enviable selection of independent restaurants, pubs, cafés and shops. Green space isn't exactly in short supply either, with Warwick Gardens, Lettsom Gardens and the wide open spaces of Peckham Rye all nearby.

For getting about, Denmark Hill and Peckham Rye stations provide swift connections into central London, including London Bridge, Blackfriars and Elephant & Castle, while the Overground puts Shoreditch, Canada Water and Clapham within easy reach.

Japanese Knotweed was historically identified at the property, and a specialist treatment programme was undertaken between 2018 and 2020. We are advised that this included a monitored remediation scheme with provision for an insurance-backed guarantee.

Tenure: Share of Freehold

Lease Length: 976 years

Council Tax Band: C

GROVE PARK SE5

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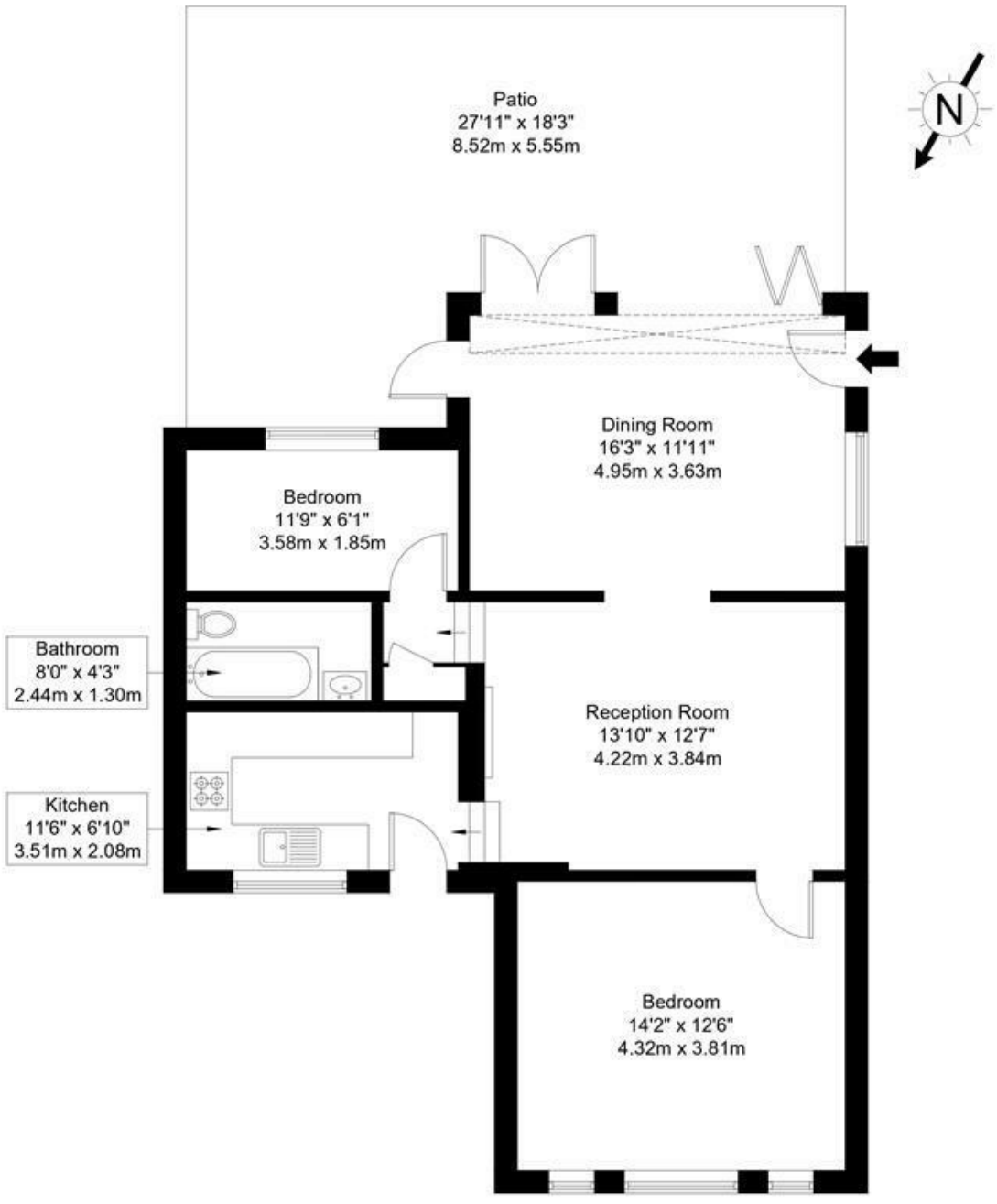
Grove Park, SE5 8LH

Approx Gross Internal Area = 73.9 sq m / 795 sq ft



Ground Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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GROVE PARK SE5

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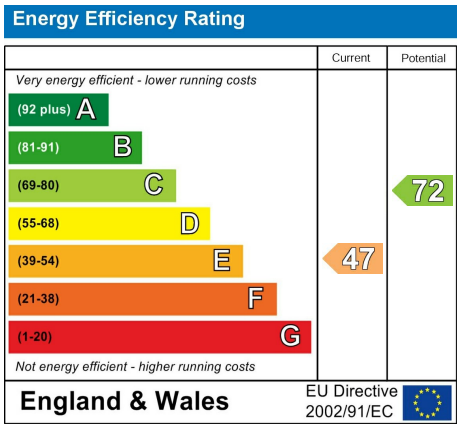
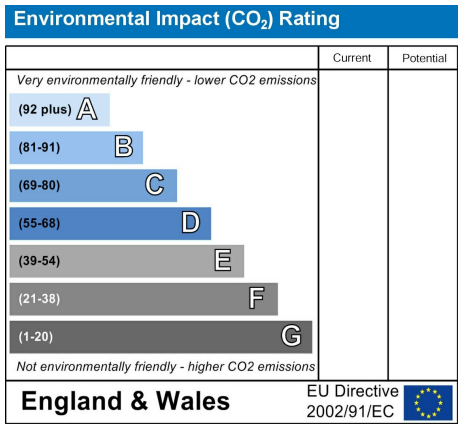
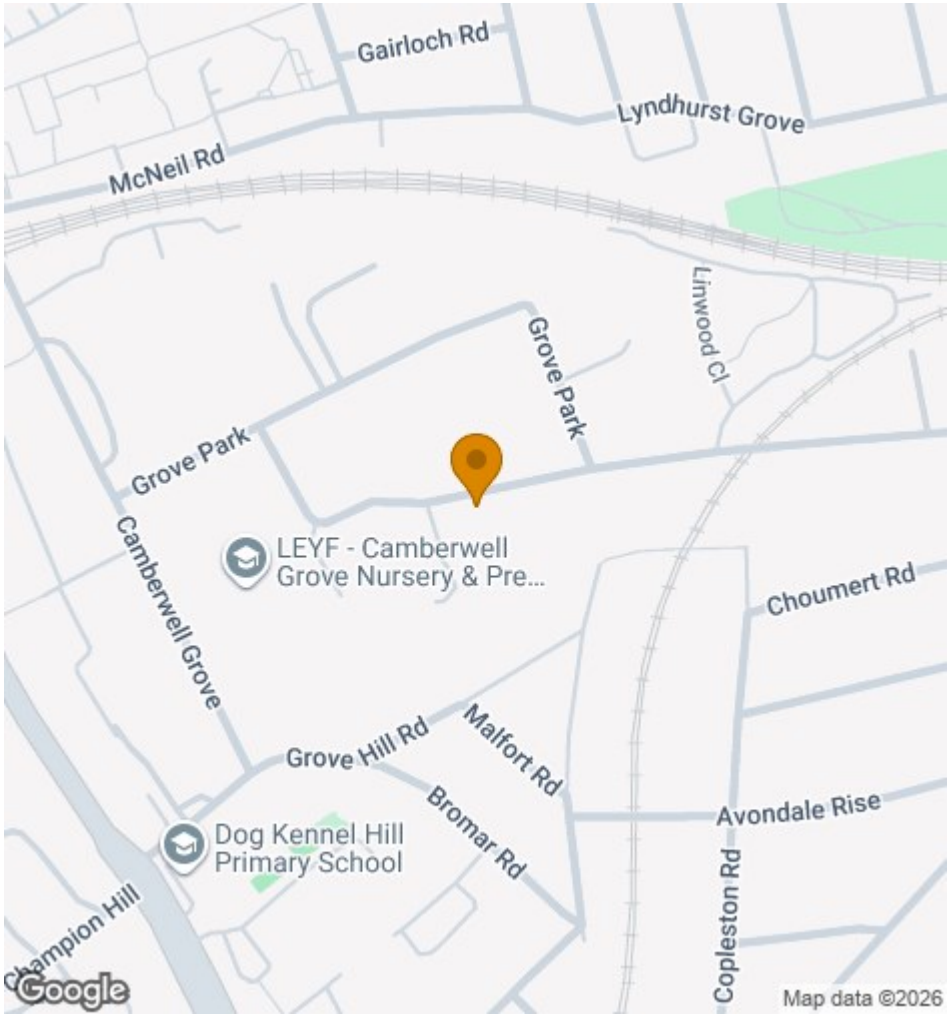




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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