Wooster & Stock

GRACES ROAD, CAMBERWELL, SE5

LEASEHOLD

GUIDE PRICE £600,000 TO £650,000







SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

Lease Length: 100 years remaining
Service Charge: £1027 per annum
Ground Rent: £200 per annum

FEATURES

Peaceful & Convenient Location
Impressive Rear Extension
Beautiful Private Garden
Stylish Decor Throughout
Leasehold













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GUIDE PRICE £600,000 to £650,000.

Super Impressive Extended Two Bedder With Gorgeous Private Garden - CHAIN FREE.

This super slick, newly refurbished two bedroom garden flat boasts every advantage. With a sun drenched full width rear extension, peaceful south facing private garden, study, and plenty of storage, you'll want for nothing! Two stylishly presented bedrooms, each with bespoke floor to ceiling fitted wardrobes and a contemporary bathroom completes the accommodation nicely. The decor is tasteful throughout and your fixtures and fittings are top notch. Graces Road is a really special, mature and well-connected spot, but moments from the inimitable Camberwell Grove and its unique collection of period architecture. Transport is easy as pie with Denmark Hill a mere 7 minute ramble. From here you can enjoy swift regular services to Victoria, Elephant and Castle, Blackfriars, Shoreditch and Clapham. Canada Water offers fantastic Jubilee Line connections too! The popular Villa pre-prep and nursery is down the road and the Dulwich Foundation schools are a 12-minute drive away. Shops, restaurants and green spaces in East Dulwich, Camberwell and Peckham are all nearby too.

A handsome exterior sits behind the newly refurbished shared front garden. A lovely slate chip bed with lavender, bay and myrtle trees make the most of the space. A tiled path leads to your recessed portico and into the communal hallway. The inner hall offers white-wash wooden engineered flooring and neutral decor - a theme in abundance throughout. The first bedroom fronts the street through a neat bay of double-glazed sash windows. Plantation shutters afford privacy and twin bespoke wardrobes provide ample storage. The second bedroom enjoys more storage and access, via a glass pane door, to the sunroom/study which has a large skylight bringing in lots of natural light, an exposed brick feature wall, and floating shelving.

From the study, a sliding glass door opens into your generous living space which spans the full width of the building and opens via bi-fold doors to the gorgeous private garden. A further triptych of skylights over the cooking space supplies yet more daylight. Appliances include a wine cooler fridge and five ring gas range with quartz splashback. Both your fridge/freezer and dishwasher are integrated. The quartz counters are heat resistant too! There's plenty of space for lounging, dining and is great for entertaining. Outside you're treated to a paved area and raised decked patio fringed by mature greenery and trellising providing ample privacy. A wide L-shaped planter bed hosts abundant shrubs. Back inside wrap back around to the hall to find a beautifully formed bathroom with a bath, shower and tasteful tiling.

Graces Road is a stunning, quiet, street lined with Victorian terraced houses. At one end is the beautiful green space of Lucas Gardens with play facilities. The property benefits from easy on-street parking (permit required), and is a few minutes' walk from Camberwell Church Street which offers a variety of shops, supermarkets, restaurants, pubs and a weekend farmers' market. The Camberwell Leisure Centre is just a short walk away including both a gym and swimming pool.

Graces Road is just a few metres from Lucas Gardens, a secluded park with kids' playground, dog park, mature trees and ornamental gardens, and the small parade of shops around the corner on Vestry Road. There's a well-stocked grocery, a pharmacy and a fantastic café to add to the communal atmosphere. And with Warwick Gardens, Ruskin Park, Burgess Park and Peckham Rye all within a short walk, there's plenty more green space nearby. Both Peckham Rye and Denmark Hill stations (zone 2) are inside a 10 minute walk for services to London Bridge and Victoria and a whole variety of buses run into town along Peckham Road, just five minutes away. The London Overground will whisk you from Clapham Junction, through Queens Road and up to Shoreditch, Hoxton and Islington. Camberwell and its many bars and restaurants are but a short ramble - we love the Hermit's Cave, The Camberwell Arms and the Sun of Camberwell. Bellenden Village supplies the fantastic 'Victoria Inn' and 'Ganapati'.

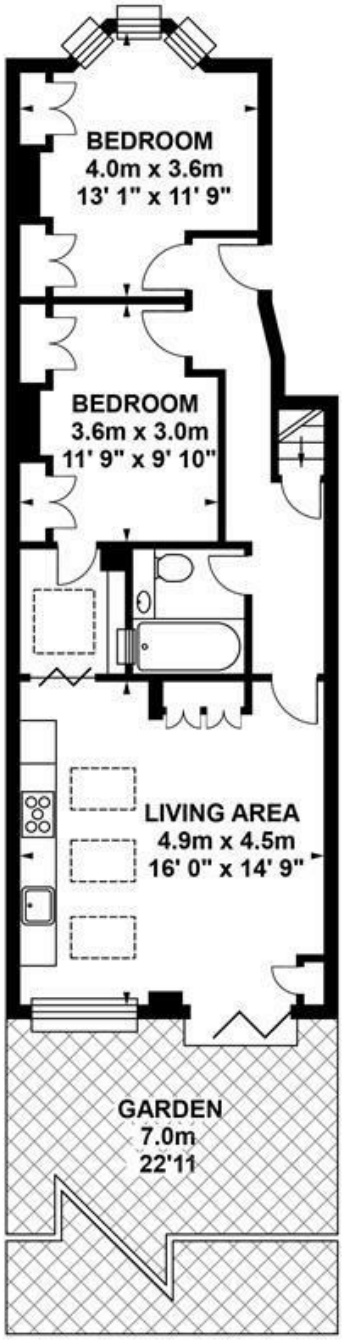
A Certificate of Structural Adequacy (15 September 2020) confirms that previous cracking caused by clay shrinkage subsidence has been professionally assessed, mitigated (including vegetation removal), and repaired. Superstructure works were completed in line with the surveyor's recommendations.

Tenure: Leasehold

Lease Length: 100 years

Council Tax Band: C

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GROUND FLOOR

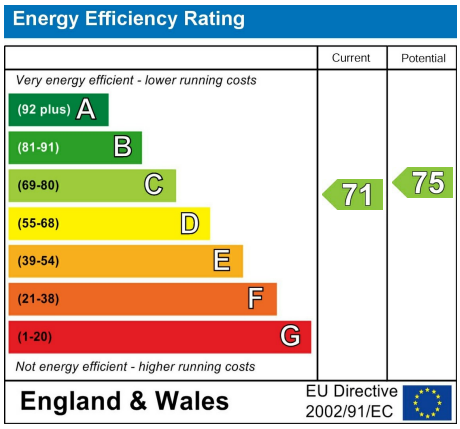
TOTAL APPROX FLOOR AREA

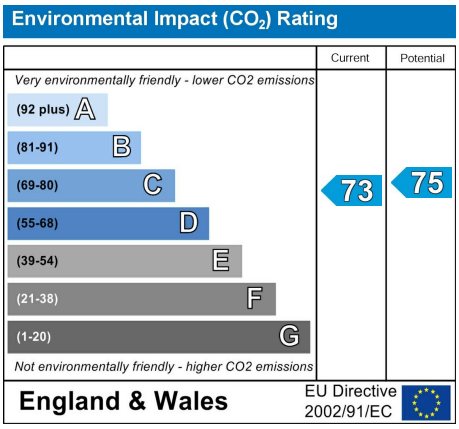
Approximate. internal area : 60.83 sqm / 655 sq ft

Measurements for guidance only / Not to scale

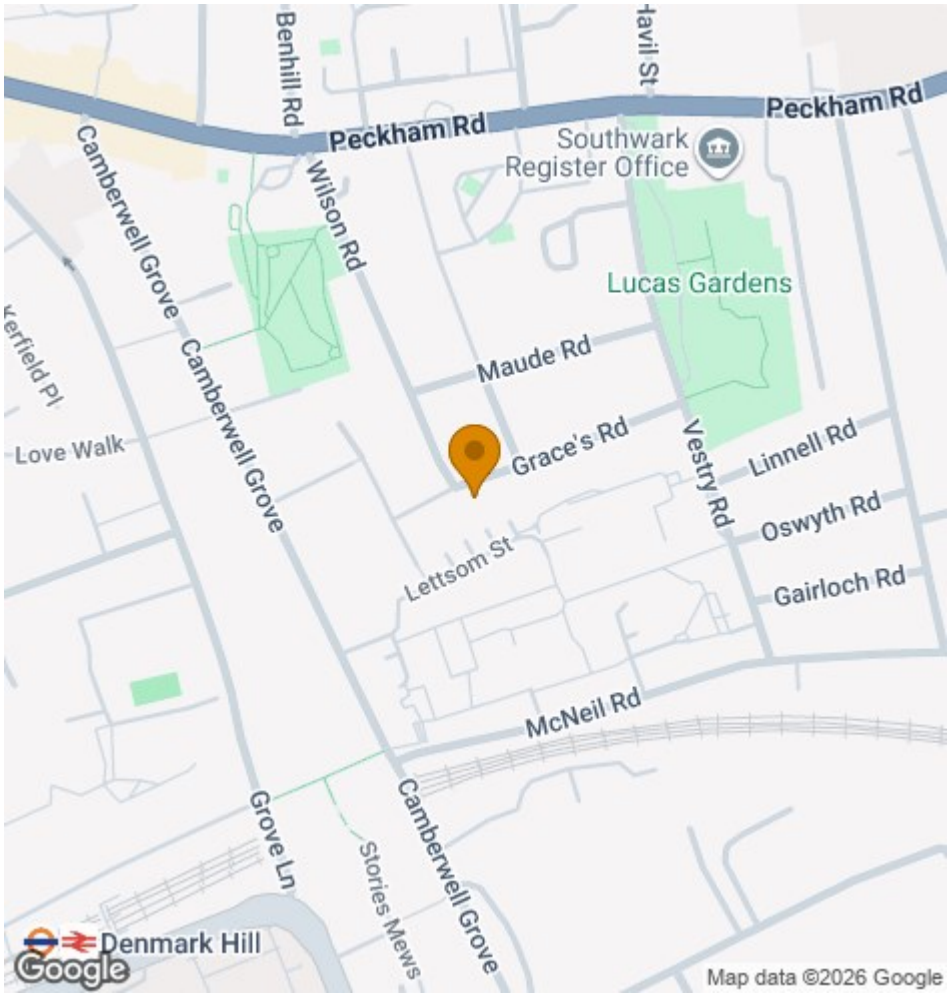
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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services,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



Wooster & Stock

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