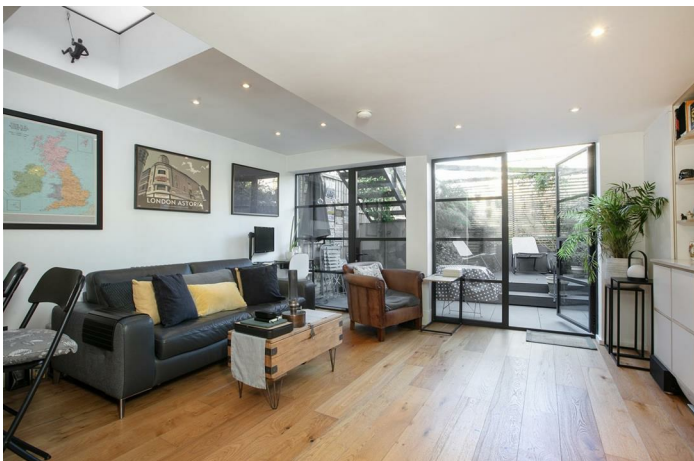


GRACES ROAD, CAMBERWELL, SE5

FREEHOLD

£1,250,000

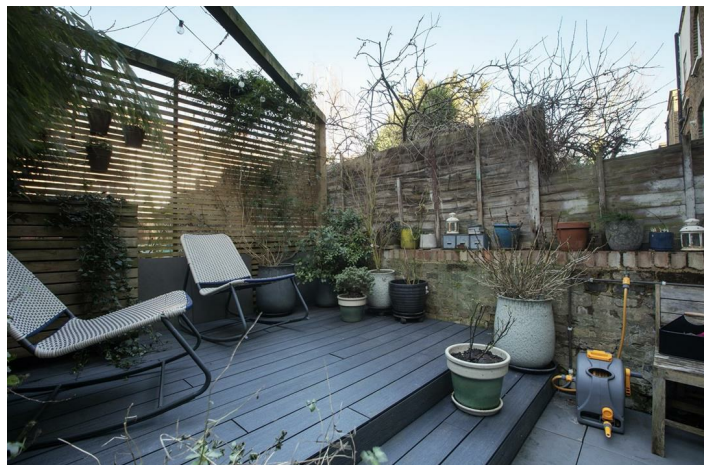


## SPEC

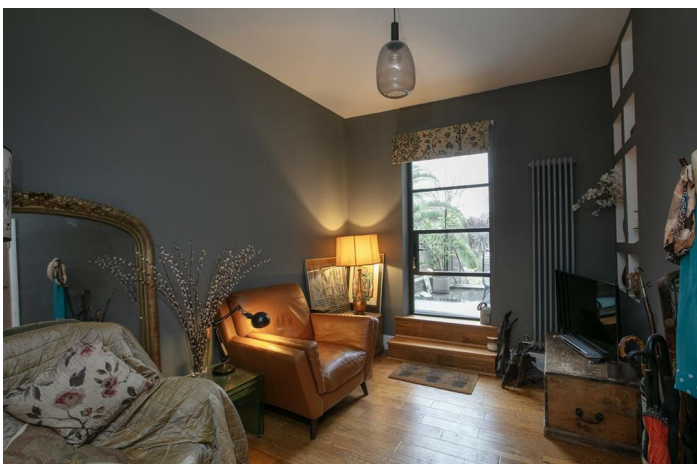
Bedrooms : 3  
Receptions : 2  
Bathrooms : 2

## FEATURES

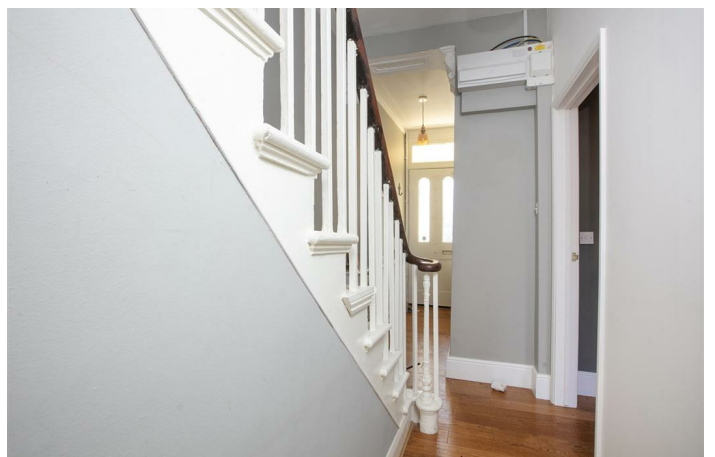
Three Generous Floors  
Separate Patio and Garden  
Versatile Layout  
Freehold



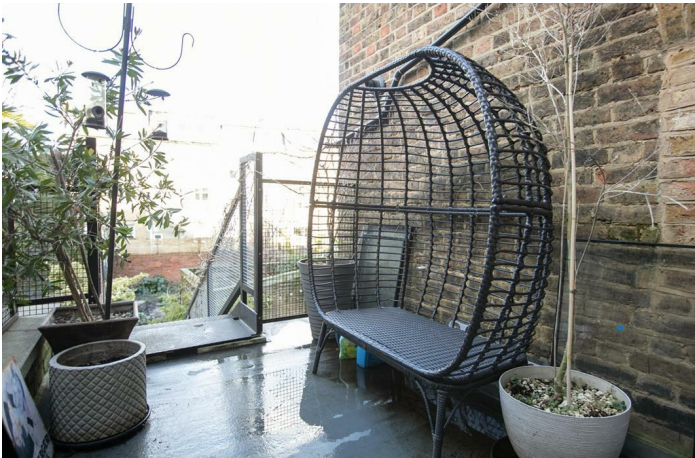
GRACES ROAD SE5  
FREEHOLD



GRACES ROAD SE5  
FREEHOLD



GRACES ROAD SE5  
FREEHOLD



Versatile Three Storey Victorian Home With Three Bedrooms and Generous Gardens.

This well-placed three bedroom Victorian home, currently arranged as a large one bedroom apartment and huge upper split-level unit, the property supplies endlessly versatile interior. The property comprises three double bedrooms, a wonderful open plan living area with kitchen and patio access, double reception with further terrace and garden access, further kitchen/utility, shower room and bathroom. 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.

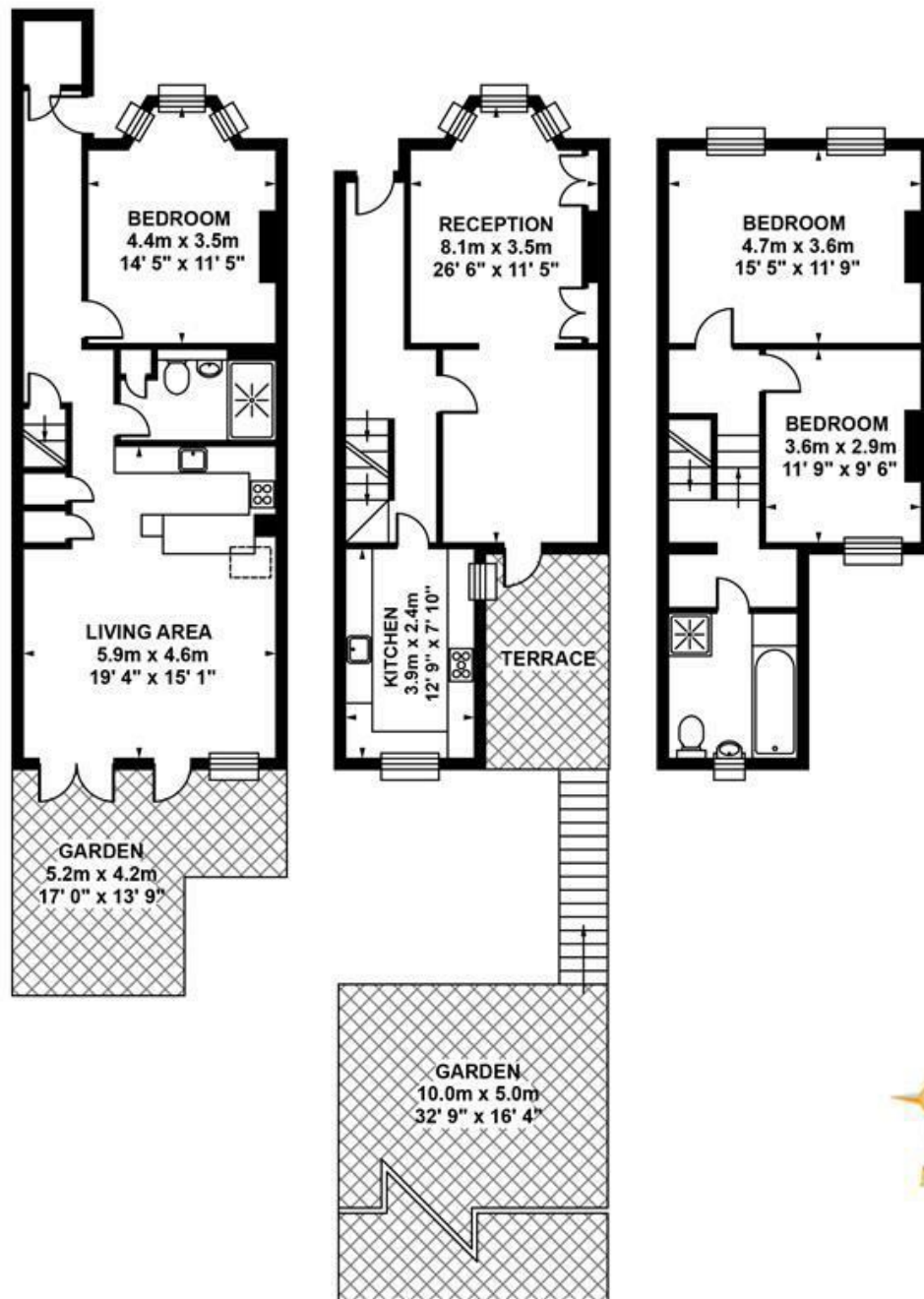
Entering on the main upper ground floor door you find a long hall with high ceilings and an original staircase. The double reception sits on your left dipping into the front bay window. Access is offered to a rear terrace and on to the generous garden. The upper return supplies a modern kitchen which faces over the garden. Upward again you find two double bedrooms and a bathroom.

The lower ground floor flat can be accessed from either the main entrance hall or indeed through its own private entrance to the front of the property. It comprises and lovely front aspect double bedrooms, modern tiled shower room and a wonderful full-width open plan living area with modern kitchenette. Wide glass doors open rear to the patio garden which is walled off from the rest of the garden with trellising. It's a fine spot for the guest to spill onto during the summer gathering!

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'.

Tenure: Freehold

Council Tax Band: E



**LOWER  
GROUND FLOOR**

Approximate. internal area :  
56.97 sqm / 613 sq ft

**UPPER  
GROUND FLOOR**

Approximate. internal area :  
44.40 sqm / 478 sq ft

**FIRST FLOOR**


Approximate. internal area :  
43.93 sqm / 473 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 145.30 sqm / 1564 sq ft

Measurements for guidance only / Not to scale

GRACES ROAD SE5  
FREEHOLD

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

