Wooster & Stock

CAMBERWELL GROVE, CAMBERWELL, SE5

FREEHOLD

£2,500,000







SPEC

Bedrooms : 9
Receptions : 4
Bathrooms : 4

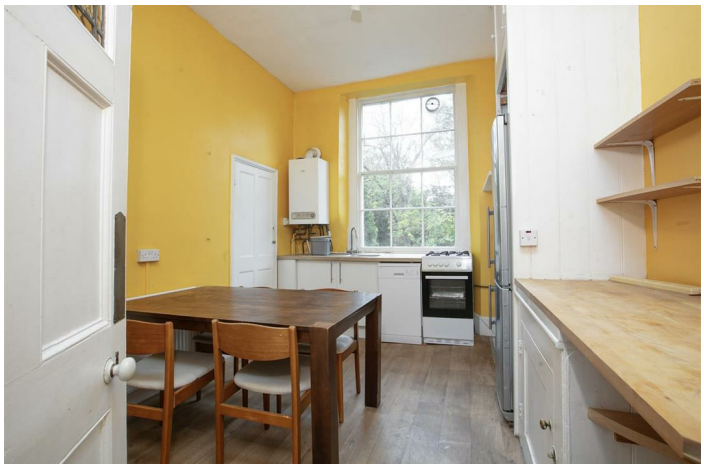
FEATURES

Five Spacious Floors
120ft Garden
Period Features
Much-Loved Location
Freehold













CAMBERWELL GROVE SE5

FREEHOLD

















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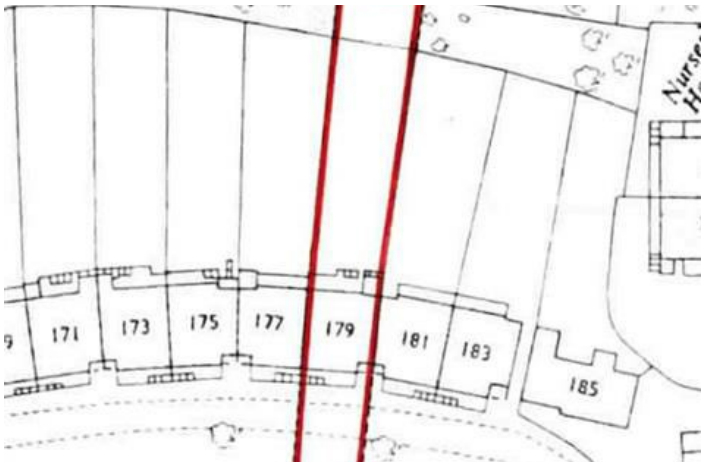












CAMBERWELL GROVE SE5
FREEHOLD

Elegant Grade II Listed Regency Home Over Five Floors with 120ft Garden - CHAIN FREE.

Sitting on a much-coveted enclave of period homes atop the inimitably attractive Camberwell Grove, this elegant Regency villa commands. The property, whilst in need of extensive modernisation, runs gracefully over five spectacular floors to encompass 4,500 sq ft of versatile accommodation. Currently arranged as four two bedroom flats, it could make a most impressive family home, indeed it has been in the same family ownership for well over 100 years. There's a sprinkling of period features and a flood of potential. A 120 ft rear garden supplies a noteworthy spot for some leafy r&r. The location leaves as much to rave about. You're a beautiful 10 minute walk down Grove Park to the super hip scene/epicentre of Bellenden Road. Camberwell Grove offers some of the finest Georgian, Regency, Victorian and Edwardian homes in our fair city. Tree lined and keenly placed for every convenient amenity, you'll find yourself rarely roaming far from home. When you do, Denmark Hill station is just a five minute amble for swift services to the city and beyond. East Dulwich station is just a touch further and supplies yet more regular central connections. Peckham, Brixton and Dulwich are all within easy reach. Even closer on foot are the endless delights of Lordship Lane. The Dulwich Foundation schools are a safe and pleasant morning stroll through Greendales and The Camberwell Art College is also easily walkable. There are plenty of shops nearby including a host of independent food shops on Camberwell Church Street and Camberwell Green, plus a new, modern library and playground.

The house sits back from the Grove behind mature trees and lawn. A duo of ground floor arched sash windows match the arched fanlight over your original door. This opens to a hall with high ceilings and access to the first of the two bedroom flats. There are two front facing rooms and a large reception with garden views through another lovely arched sash window. A kitchen and bathroom complete this floor. The lower ground floor is accessed through its own front door and comprises a large open plan living space with two rear facing bedrooms. Access to the lower patio is offered through a galley kitchen.

Back in the main house, ascend from the entrance hall to meet the first floor unit. There's a front-facing bathroom and two bedrooms. A third bedroom/reception takes the rear spot and there's a separate kitchen with pantry and garden views. A flat roof/terrace is accessed on the lower return and leads down to the garden. This uniquely generous and lush space stretches over 37 metres. The second floor flat is split level and supplies a reception, three bedrooms, kitchen and two separate storage rooms ripe for development.

The transport options are excellent; Denmark Hill station (Zone 2) for fast, regular services to Victoria and Blackfriars is a five minute walk away. The highly rated London Overground line has completed its outer orbital route around London and also serves Denmark Hill. Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water) are now all easy as pie to reach. There are also a multitude of buses running on either Grove Lane (two minutes away) or Camberwell Church Street (a seven minute walk) into the City and the West End. Local eateries will keep you perpetually calorie counting - we love The Camberwell Arms, a winner of the Observer Food Monthly's Best Sunday Lunch award, five minutes down the Grove. The shops and foodie hotspots of Peckham and East Dulwich are also in walking distance. Keeping fit? Camberwell Baths is stunning and within an easy canter. Ruskin Park is a short hop and you have the Butterfly Tennis Club on your doorstep.

Please note - the property is currently laid out as 4 individual flats with separate council tax bands and EPCs. Please call us for more information.

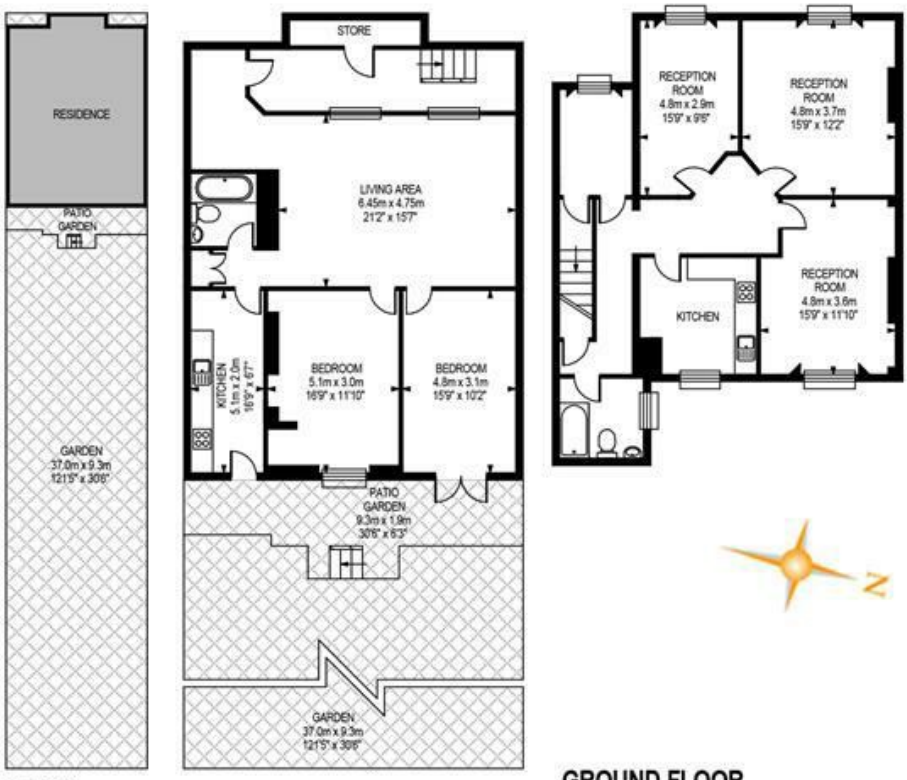
This property has previously experienced subsidence attributed to root induced clay shrinkage. Vegetation management works were carried out and a Certificate of Structural Adequacy was issued in June 2022. Full documentation is available on request. Prospective purchasers are advised to carry out their own due diligence.

Tenure: Freehold

Council Tax Band:

CAMBERWELL GROVE SE5

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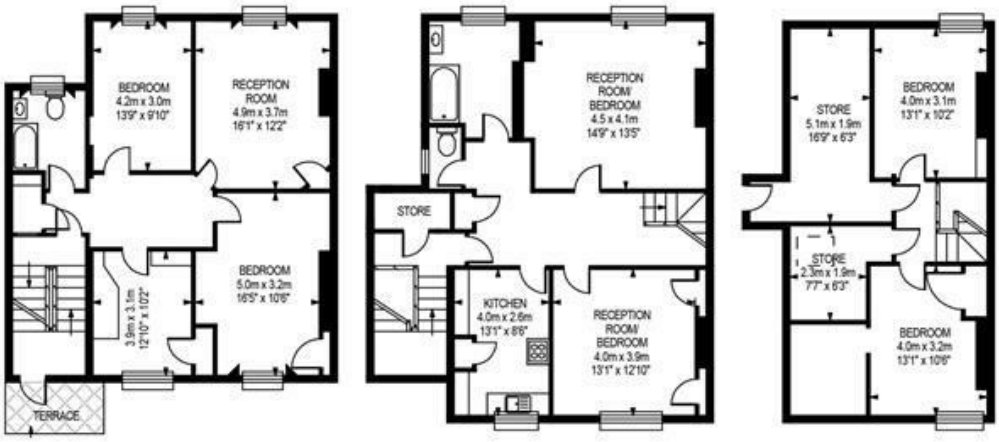
SITE PLAN

LOWER GROUND FLOOR

Approximate Internal Area :-
105.63 sq m / 1137 sq ft

GROUND FLOOR

Approximate Internal Area :-
90.11 sq m / 970 sq ft



FIRST FLOOR

Approximate Internal Area :-
79.99 sq m / 861 sq ft

SECOND FLOOR

Approximate Internal Area :-
88.81 sq m / 956 sq ft

THIRD FLOOR

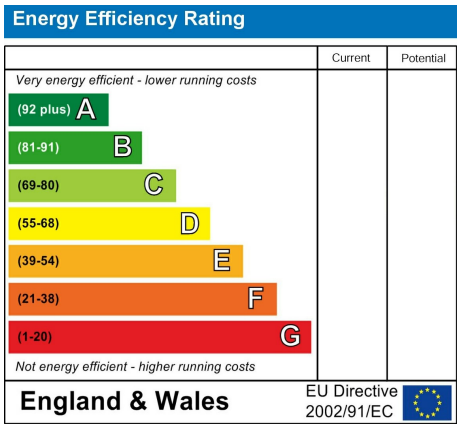
oroximate Internal Area :-
13 sq m / 629 sq ft

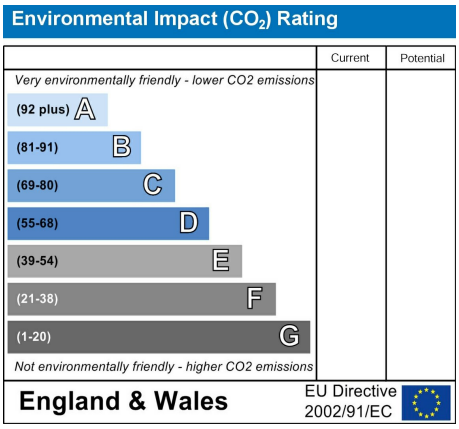
TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 422.97 sq m / 4553 sq ft
Measurements for guidance only / not to scale

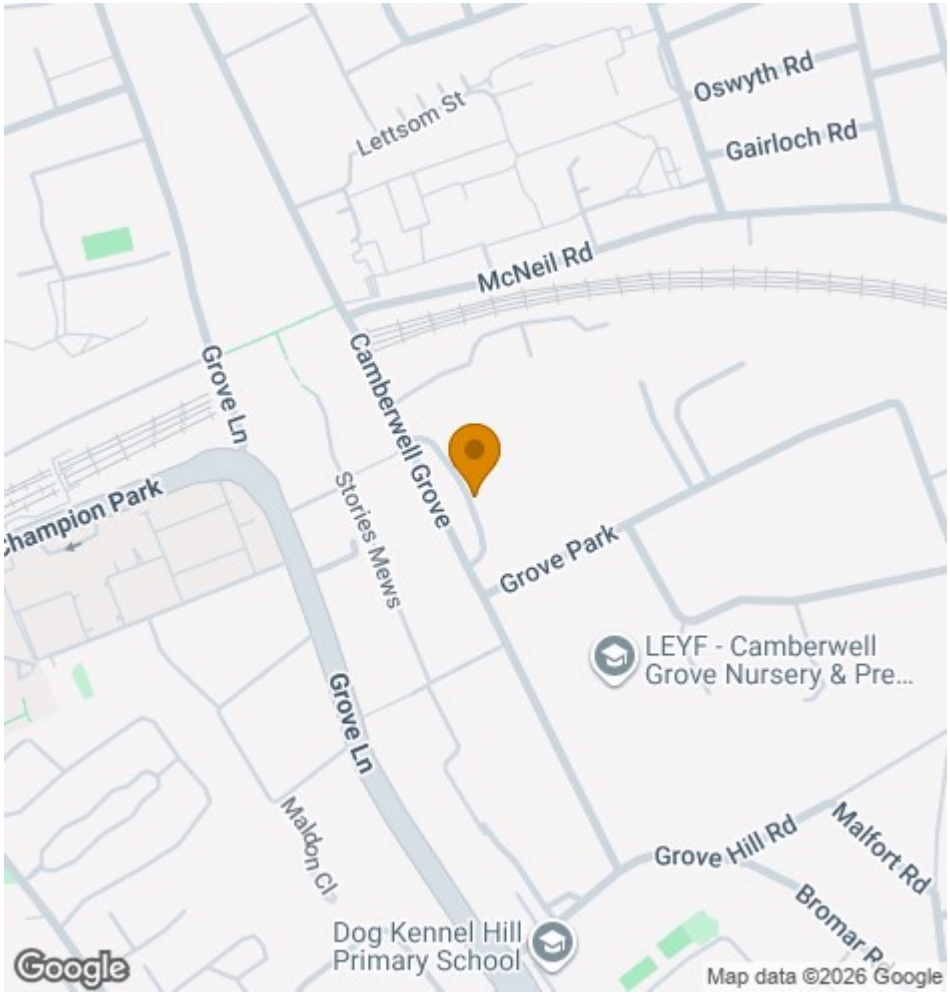
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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services,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



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