

GROVE PARK, CAMBERWELL, SE5

FREEHOLD

GUIDE PRICE £1,750,000 - £1,900,000



SPEC

Bedrooms : 6

Receptions : 2

Bathrooms : 2

FEATURES

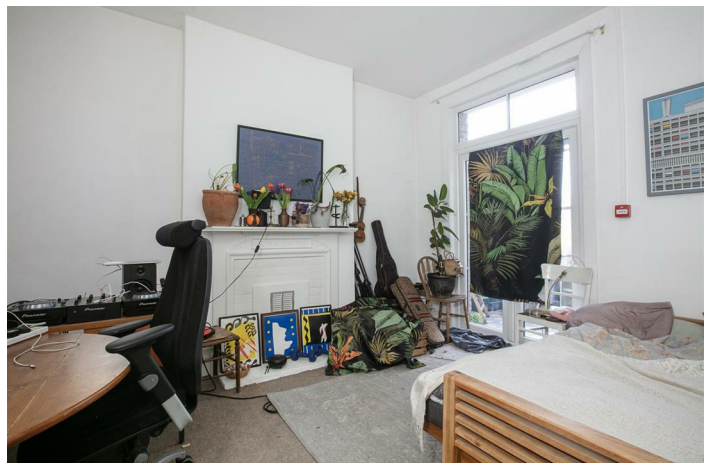
Popular Tree-Lined Location

Leafy 60 Ft Rear Garden

Three Spacious Versatile Floors

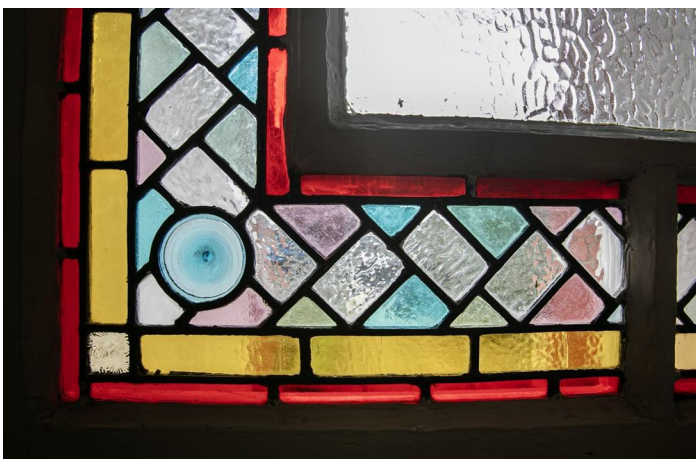
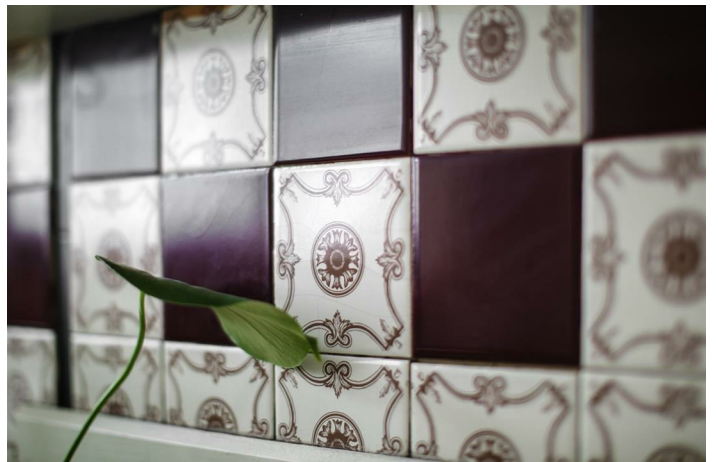
First Floor Balcony

Freehold



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Six Bedroom Victorian Home on Tree Lined Popular Street - CHAIN FREE.

Grove Park is known for its peaceful, mature, tree-lined residential vibes. This wonderful six-bedroom red bricked beauty sits happily amongst the period ambience and is spread generously over three handsome floors. The accommodation comprises two reception rooms, large kitchen/diner, six well appointed bedroom, bathroom, shower room and wc. There's a large storage cellar also - great for the vino collection. A first floor-rear facing balcony faces over your wonderful 60ft rear garden - your guests won't want to leave! From the house 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.

The handsome exterior sits back from the street behind a pleasant front garden. A recessed portico entrance reveals your original door which enjoys its original stained glass. The inner hall has the high ceilings you'd expect. A front-facing reception boasts a wide square bay window and a lovely period feature fireplace. The rear-facing reception has much the same vibe and French doors leading rear to the garden.

Access to the sizeable lower ground floor is offered under the stairs. It's divided into numerous storage areas and offers untold potential. The kitchen/diner is accessed from the rear of the hall and stretches over 20ft to supply tonnes of cooking and dining space. A handy wc precedes your garden access point. Outside you'll bask in a super-generous leafy oasis - so hard to believe you're so close to so much London bustle.

Back inside, ascend to the first return to find a lovely rear-facing double bedroom with ornate feature fireplace and access to that rear-facing balcony. From here you can really enjoy the surrounding mature leafiness. There's a neat bathroom and separate wc completing this level. Upward again to the first floor you find your bountiful master bedroom sprawling into the full width of the building. Two large windows supply plenty of light and there's another lovely feature fireplace. Bedroom three completes this level with a peaceful rear aspect. The second return has another generous bedroom next to a bathroom. A final ascent upward reveals two more bedrooms - a neat single and a large double. Both face front with a lovely streetscape.

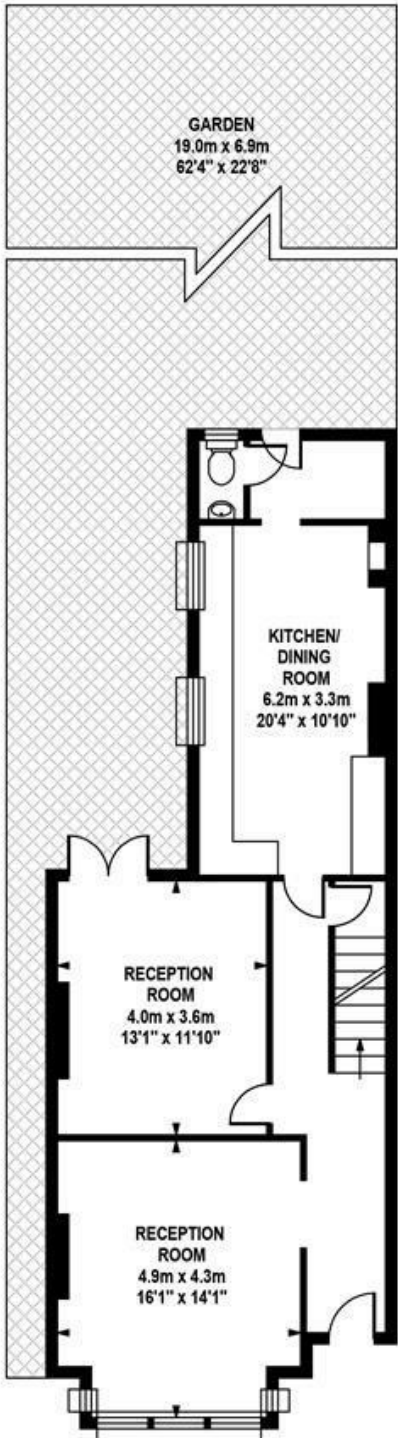
Denmark Hill station (Zone 2) supplies swift, regular services to Blackfriars and Victoria and is a five minute walk away. The Windrush Line also serves Denmark Hill. Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water) are all easy as pie. There are also a 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 Kerfield Arms is also wildly popular, not least due to their Michelin star! 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 on Camberwell Church Street and Camberwell Green, plus a modern library and playground. 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.

Tenure: Freehold

Council Tax Band: G

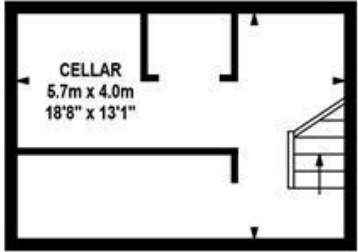
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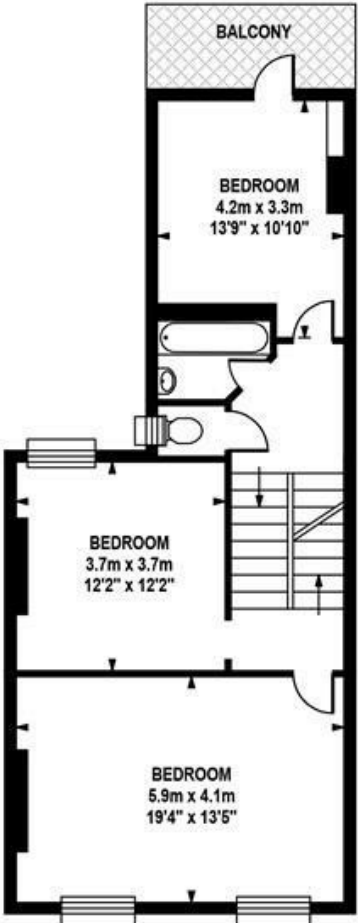
GROUND FLOOR

Approximate Internal Area :-
77.48 sq m / 834 sq ft



LOWER GROUND FLOOR

Approximate Internal Area :-
23.22 sq m / 250 sq ft



FIRST FLOOR

Approximate Internal Area :-
66.33 sq m / 714 sq ft



SECOND FLOOR

Approximate Internal Area :-
63.08 sq m / 679 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 230.11sq m / 2477 sq ft
Measurements for guidance only / not to scale

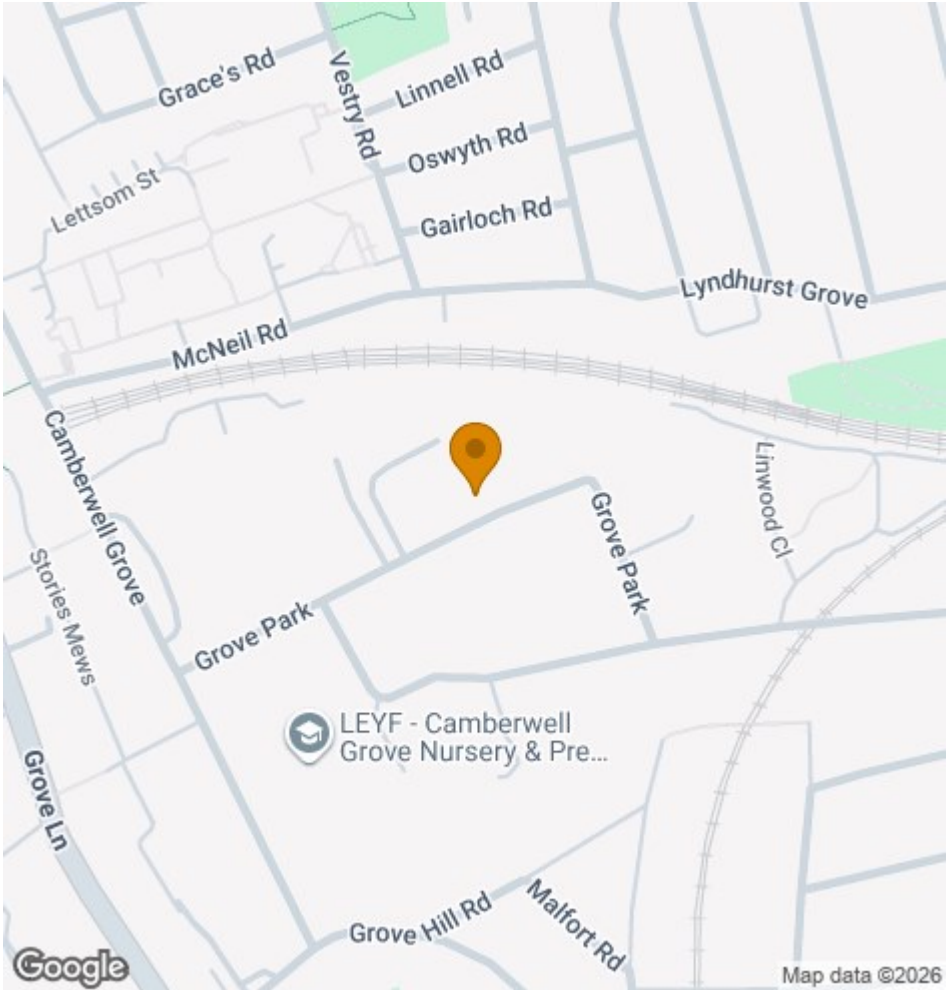
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FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	77
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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.



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