

GROVE PARK, CAMBERWELL, SE5
FREEHOLD
GUIDE PRICE £2,000,000



SPEC

Bedrooms : 5
Receptions : 1
Bathrooms : 3

FEATURES

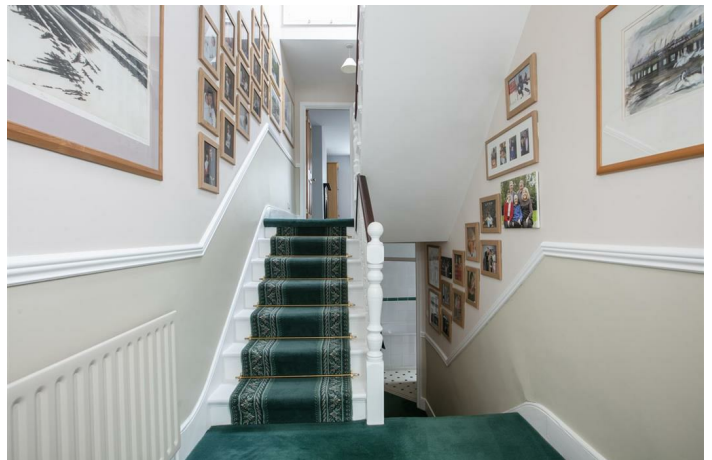
Wonderful 65ft Rear Garden
Off Street Parking
Period Features
Five Double Bedrooms
Freehold



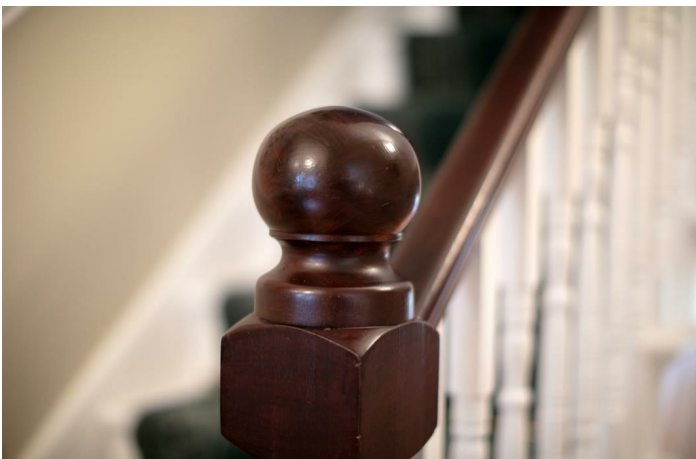
GROVE PARK SE5
FREEHOLD



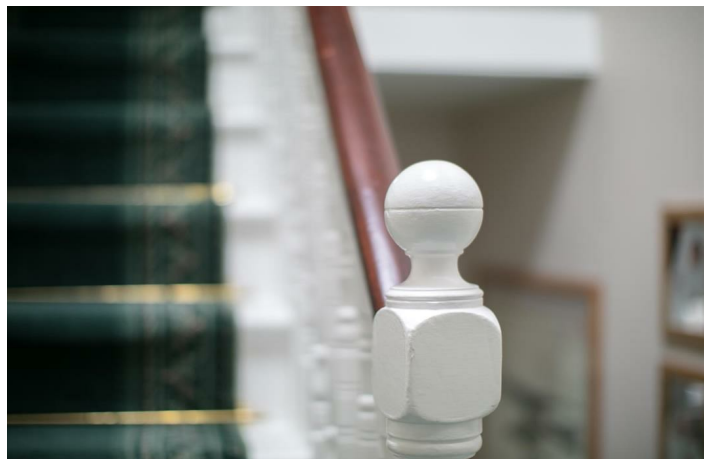
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Guide Price £2,000,000 - £2,200,000

Amazing Period Five Bedder of Impressive Proportions with OSP and 65ft Leafy Garden - CHAIN FREE.

Residing along the leafy and lovely Grove Park, you'll find this majestically proportioned five bedroom Victorian stunner. It's a substantial family home with well proportioned, beautifully sized rooms over three lovely main floors. The accommodation comprises a grand double reception, spacious kitchen/diner, five proper double bedrooms (master with ensuite and dressing room), bathroom, shower room and a fab lower-ground floor study with utility area and storage. There's a wonderful leafy 65ft rear garden for the summer gatherings and you further benefit from period features and off-street parking with EV charger. Grove Park is well stocked with similarly handsome period homes. It's leafy and mature yet within an easy stroll of Bellenden Village, the Camberwell conservation area, Peckham, Camberwell and East Dulwich. Transport is easy as pie with fantastic connections at both Denmark Hill and Peckham Rye.

The house enjoys a quiet corner spot in this much-loved leafy period street. Inward, past the off-street parking, you find an inviting hallway with ornate corning, dado rails and a handsome wooden front door with stained glass. Hardwood flooring, ceiling rose and complimentary wall shades continue the charming introduction. To the right sits an impressively proportioned double reception with proud square front aspect bay and more stained glass. French doors open wide for some elevated rear views. Wonderful corning, ceiling roses and matching fireplaces each with gas fires complete the space.

Back in the hall, a mini flight descends to find access to the tanked lower ground floor. It's an eminently usable space, currently a handy utility/laundry room and study. A rear-facing window peeps toward the garden and supplies natural light. The kitchen/diner has wooden hand-built units crowned in granite, a double sink (with Quooker Cube tap) and drainer, induction hob, double oven, steam oven, integrated dishwasher and separate fridge and freezer. The generous and leafy rear garden is accessed to the rear and supplies a long and well-kept lawn. It's not overlooked to the rear making it the perfect spot for sunbathing and entertaining. There's a handy shared side access which leads directly from the rear garden to the front of the property.

The first return has a lovely double bedroom with feature fireplace. Integrated desk and shelving make it the perfect spot for some working from home. French doors open rear to a wonderful balcony from whence you spy a most lovely garden view. Next to this is a modern bathroom with period style suite and extra deep bath. Ascending to the first floor delivers a most impressive master suite. Stretching to the full width of the property it boasts twin casements, each with pretty stained glass. A period style feature fireplace sits on the left wall. There are picture rails, corning and an adjoining dressing room and ensuite.

Upward again you find a second return of similar layout to the one below. A lovely double bedroom peers over the garden and there's another feature fireplace to admire. Next to this is a side facing shower room with corner shower, heated towel rail and modern wash hand basin and loo. A half-flight ascent brings you to the second floor where a large front-facing double presides over a most wonderful period streetscape below. The fifth and final double bedroom boasts a peaceful rear aspect. Both rooms have feature fireplaces.

Transport is easy as pie! Denmark Hill Station (Zone Two for Victoria - fast service, and Blackfriars) is within ten minutes walk, or you've got Peckham Rye Train Station also within ten minutes walk for service to London Bridge. Both stations have the London Overground Line for swift services to Clapham, Shoreditch or Canada Water for a Jubilee interchange. Many superb shops (a large delicatessen, organic butchers, grocers, boutiques and gift shops) are to be found in East Dulwich, five minutes by car. There are restaurants and watering holes aplenty both here and in Camberwell. Bellenden Village supplies the much-loved Victoria Inn and The Begging Bowl. Camberwell is packed full of culinary delights. We love FM Mangal, The Camberwell Arms and The Hermit's Cave. Sainsbury's is a two-minute drive for convenient shopping.

Tenure: Freehold

Council Tax Band: F

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**LOWER
ROUND FLOOR**

Approximate, internal area :
21.20 sqm / 228 sq ft

GROUND FLOOR

Approximate, internal area :
76.00 sqm / 818 sq ft

FIRST FLOOR

Approximate, internal area :
67.35 sqm / 725 sq ft

SECOND FLOOR


Approximate, internal area :
67.35 sqm / 725 sq ft

TOTAL APPROX FLOOR AREA

Approximate, internal area : **231.90 sqm / 2496 sq ft**

Measurements for guidance only / Not to scale

GROVE PARK SE5
FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

