

VICARAGE GROVE, CAMBERWELL, SE5
LEASEHOLD - SHARE OF FREEHOLD
£600,000



SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 1

Lease Length : 999 years on the underlying lease

Service Charge : n/a

Ground Rent : £100 per annum

FEATURES

Split Level

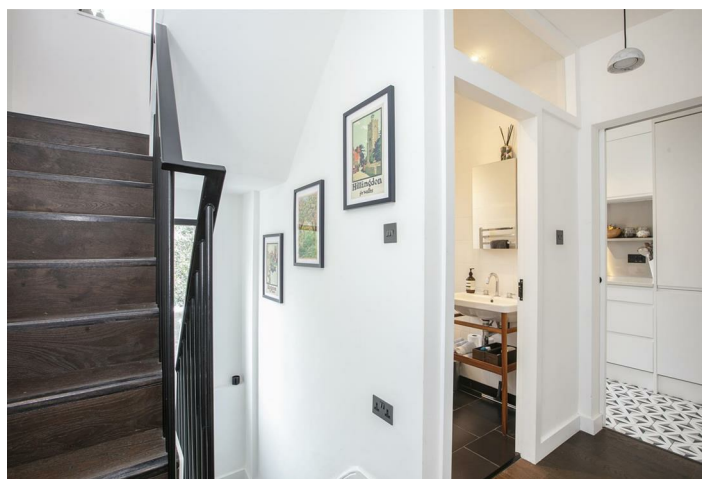
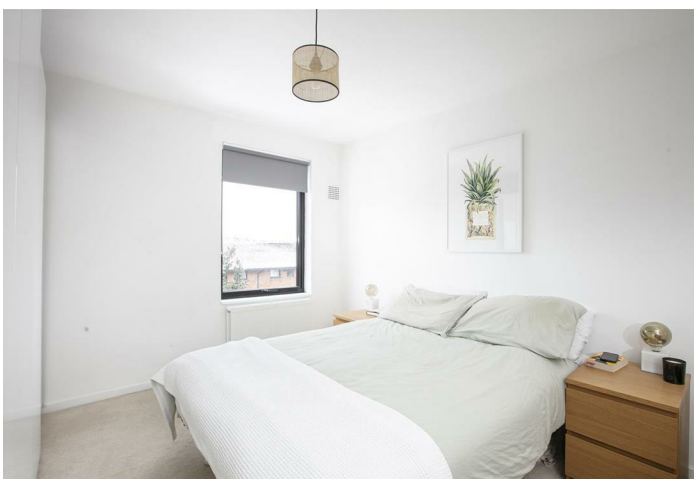
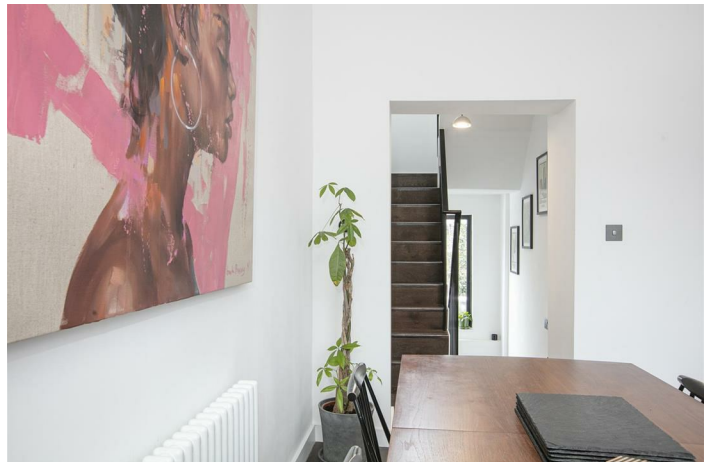
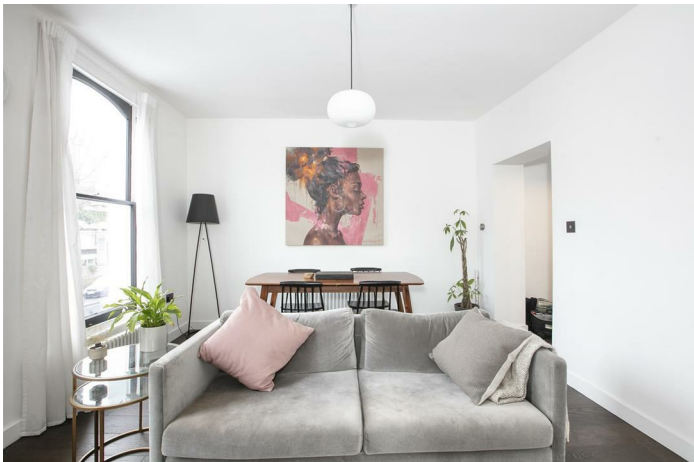
Bright Contemporary Decor

Modern Kitchen

Moments From Brunswick Park

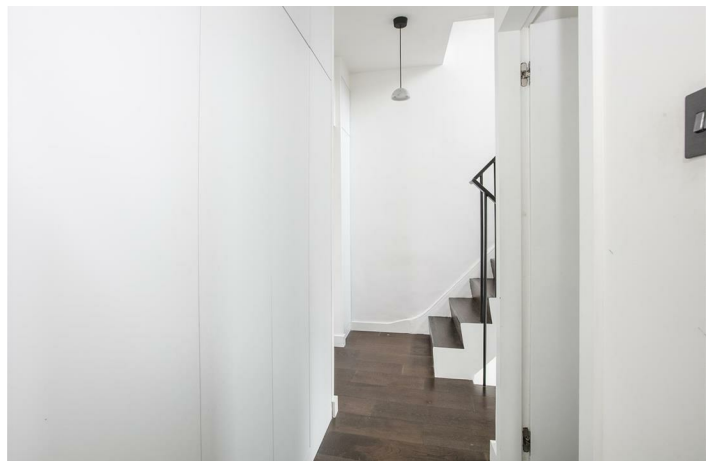
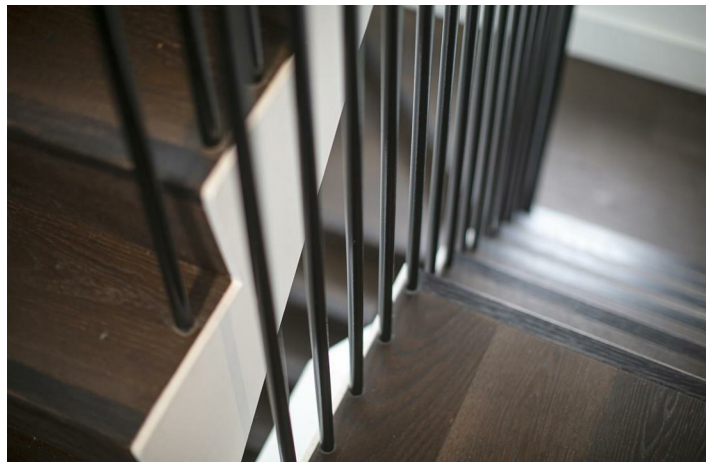
Share of Freehold

Virtual Tour Available



VICARAGE GROVE SE5

LEASEHOLD - SHARE OF FREEHOLD



VICARAGE GROVE SE5

LEASEHOLD - SHARE OF FREEHOLD



Tasteful Split Level Three Bed Victorian Gem Close to Brunswick Park.

Boasting a bright, spacious, modern vibe, this excellent split level three bedder ticks all the boxes. The accommodation is smartly presented and well arranged, comprising a large reception, separate kitchen, three lovely bedrooms, bathroom and handy wc. You're within staggering distance of the countless social and culinary attractions of Camberwell and Denmark Hill is an easy 12 minute stroll up the very lovely Camberwell Grove. The London Overground Line enjoys fast and frequent services to Shoreditch, Clapham and Islington. Brunswick Park is a short ramble for some leafy r&r - anyone for tennis?

A shared front garden and communal hallway lead inward to the flat's ground floor doorway. The inner hall enjoys crisp white walls and dark wood flooring which continues up the inner stairs. The first floor landing enjoys abundant bespoke storage and more yummy flooring. A wide open arch leads to the front facing reception which spans the full width of the building with two original sash windows. There's low level storage units and oodles of lounging, dining and entertaining space.

The bathroom boasts a slick contemporary suite, wall hung loo, heated towel rail and drencher over the bath. Beyond this is a super slick kitchen with nifty space-saving recessed door and contemporary white matt cabinets. Appliances include a four ring gas hob, oven and SMEG extractor. Heading upward to the second floor you find a light and airy landing with wc. There are two handsome bedrooms facing front, the larger of which has twin fitted storage units. The third bedroom faces rear with a peaceful aspect.

Here you have easy access to the City and West End from a multitude of buses travelling along Peckham Road. Oval tube (Northern Line zone 2) is a 20 minute walk or 6 minutes on one of the many buses that travel down the Camberwell New Road. Alternatively take a 13 minute stroll up to Denmark Hill station where you can pick up fast, direct and frequent services to Victoria, London Bridge and Blackfriars. The London Overground whizzes you to Clapham Junction, Clapham High Street, Shoreditch and beyond. The local area is a hub of activity with some excellent specialist shops, Camberwell Baths, St Giles Church and many great restaurants and bars within easy walking distance. We love the Camberwell Arms for a cracking roast; The Crooked Well for some posh vino and The Hermit's Cave for a pint of the black stuff. Brunswick Park is a minute away for a relaxing Sunday stroll on your way to get breakfast.

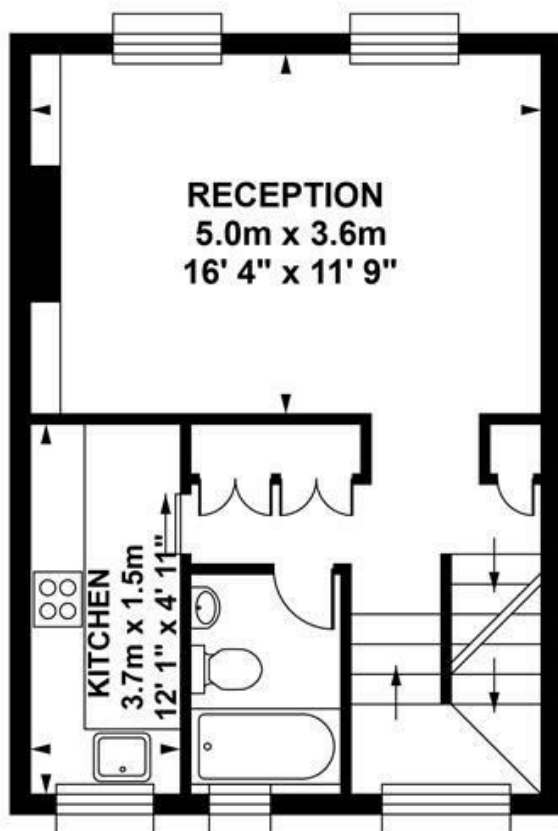
Tenure: Share of Freehold

Lease Length: 999 years

Council Tax Band: C

VICARAGE GROVE SE5

LEASEHOLD - SHARE OF FREEHOLD

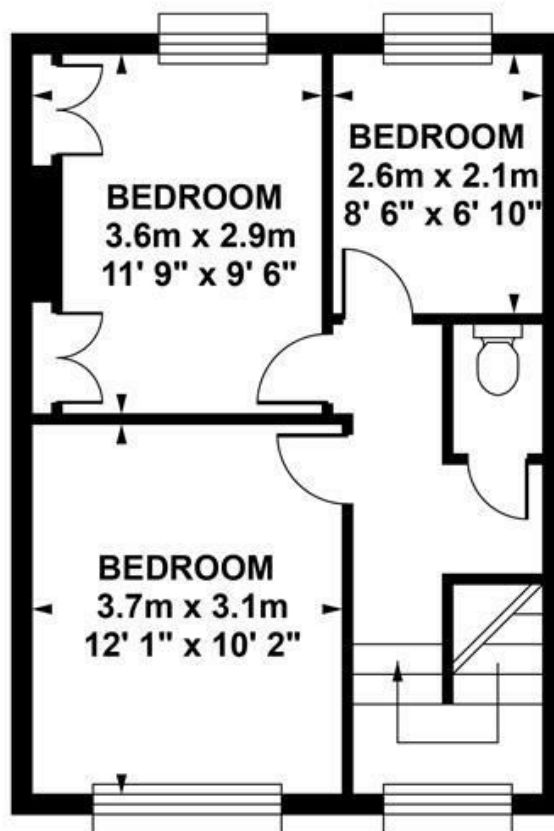


RECEPTION
5.0m x 3.6m
16' 4" x 11' 9"

KITCHEN
3.7m x 1.5m
12' 1" x 4' 11"

FIRST FLOOR

Approximate. internal area :
37.74 sqm / 406 sq ft



BEDROOM
3.6m x 2.9m
11' 9" x 9' 6"

BEDROOM
2.6m x 2.1m
8' 6" x 6' 10"

BEDROOM
3.7m x 3.1m
12' 1" x 10' 2"

SECOND FLOOR

Approximate. internal area :
37.74 sqm / 406 sq ft

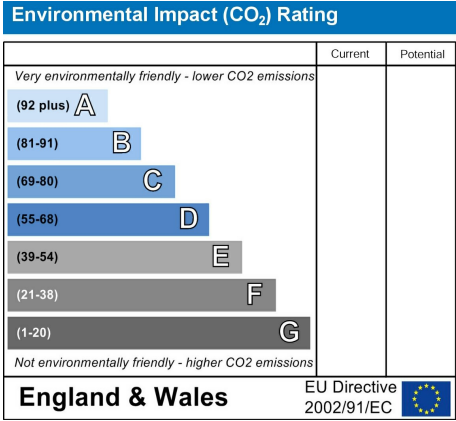
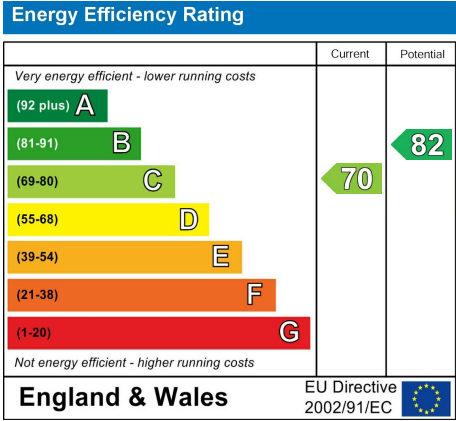
TOTAL APPROX FLOOR AREA

Approximate. internal area : 75.48 sqm / 812 sq ft

Measurements for guidance only / Not to scale

VICARAGE GROVE SE5

LEASEHOLD - SHARE OF FREEHOLD



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.

