

GROVE LANE, CAMBERWELL, SE5

FREEHOLD

GUIDE PRICE £3,000,000 TO £3,300,000



SPEC

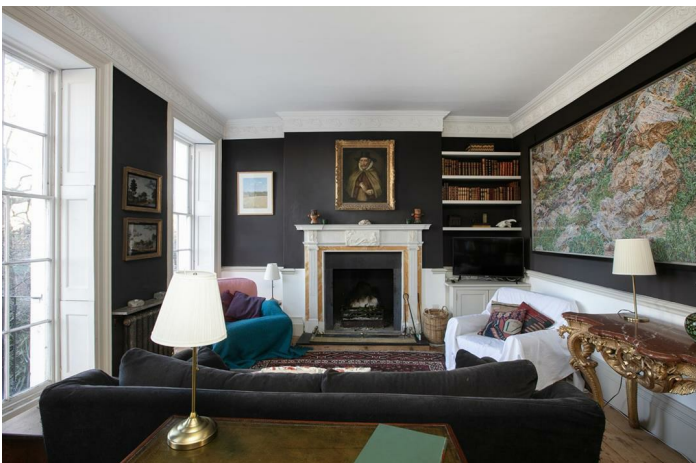
Bedrooms : 6
Receptions : 3
Bathrooms : 3

FEATURES

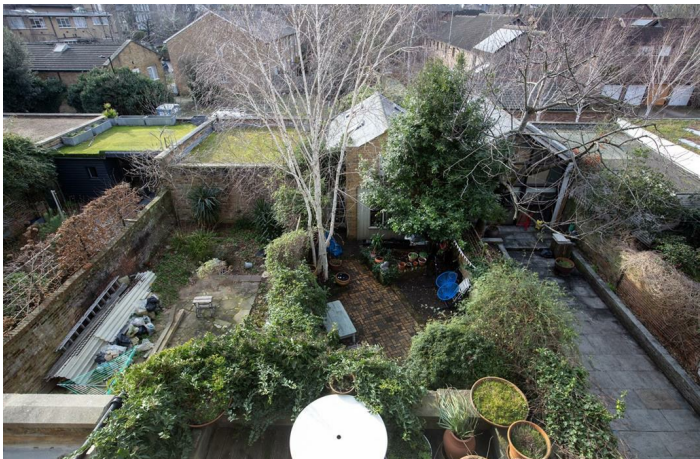
Separate Garden House With Mezzanine
Wonderful Original Features
Generous Front and Rear Gardens
Grade II Listed
Prized Location
Freehold



GROVE LANE SE5
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Grade II Listed Four Reception/Five Bedroom Georgian Gem Along Beautiful Row.

You'll undoubtedly have passed by this row on Grove Lane and peered longingly through the high original railings dreaming of one day setting foot past the threshold. Chances like this a few and far between. Built around 1780 this splendid five bedroom/four reception Georgian dream manages to impress equally inside and out. There's a wonderful smattering of period features along with many sympathetic modern additions and quirky curios. The rooms are beautifully presented and enjoy the surrounding leafiness through tall sash windows. A separate one bedroom garden house with mezzanine, direct access and ecclesiastical styling adds to the charm. It sits at the end of a mature, expertly stocked rear garden. Your front garden offers a generous lawn and plenty of space to enjoy the morning sun. Grove Lane is marvellously mature and magically convenient. You're within a stroll of the countless culinary attractions of Camberwell. Bars abound too. There are even tennis courts directly opposite and you can spy the wonderful spire of St Giles' church. There is no house overlooking to the rear either making the property feel considerably more private. A bright east/west aspect ensures both morning and evening sun - particularly on that lovely first floor terrace. The transport options are great, with Denmark Hill station (zone 2) for fast, regular services to Victoria, Blackfriars and London Bridge. It's a pleasant leafy 7 minute stroll. There are a multitude of buses running close by on Camberwell Church Street into the City and the West End. Oval Station (Northern Line zone 2) is walkable in around 20 minutes or easy by bus in around 10.

A mature plane tree with a sturdy trunk stands guard over high original railings. These fringe a long and lush front garden. Passing the lawn you'll note opposing rows of mature hedging and healthy flora. Two original steps invite you upward past more railings to the door which is crowned by a fanlight. An original pull-bell announces your callers. Recrafted cornice work graces the inner hall and the walls are neutral and tasteful. Step left to meet the first of three wonderful reception rooms. It faces the front garden through two arched sash windows - each with original shutters. A beautiful marble mantel perches over a working fireplace and there's more ornate corning to covet. This is currently used as a formal dining space. Adjoining to the rear is a most lovely kitchen with glorious signature Neo-Gothic style double casement window. It opens wide to frame a lovely rear garden vista and emulates the arched style of the corning that circles overhead.

A mini flight from the hall leads down to a handy utility area with pantry and separate storage area. Garden access is also offered. The lower ground floor is currently arranged as wonderful front-facing reception, adjoining kitchenette and cozy bedroom with garden views. A rear section with further ceramic butler sink and laundry area offers a front access point making this floor entirely self-contained for visitors! Snaking upward to the first floor you'll notice white painted treads and risers and more lovely cornice work. The front-facing first floor reception is nothing short of joyous. A triptych of floor to ceiling sash windows supply more green views. There's a stunning marble mantel and yet more lush corning. The walls are complimentary moody autumnal shades. Sanded and stained timber floors and two rather beautiful cast iron school house style radiators finish the space nicely.

To the rear of this you'll find a double bedroom with jaw a dropping fireplace and show-stopping floor-to-ceiling sash window that leads to a neat decked roof terrace. It's currently arranged as a sizeable office. The master suite spans the lions share of the second floor. As with the room below it enjoys three front facing sash windows and much the same loveliness as its predecessors - fireplace, corning, rich wall shades and beautiful timber floors. The ensuite bathroom adjoins with a large walk in shower, roll top bath, twin wash basins, separate wc and bidet. You'll fit all your shoes (and many more besides) in the walk in wardrobe. The third and final ascent supplies you with three further bedrooms. A double and single each face front with carpeting and lofty views over the tennis courts. The fifth and final bedroom offers far reaching rooftop views of the surrounding locale. There are two fitted landing storage points for towels and the like and a bathroom in between.

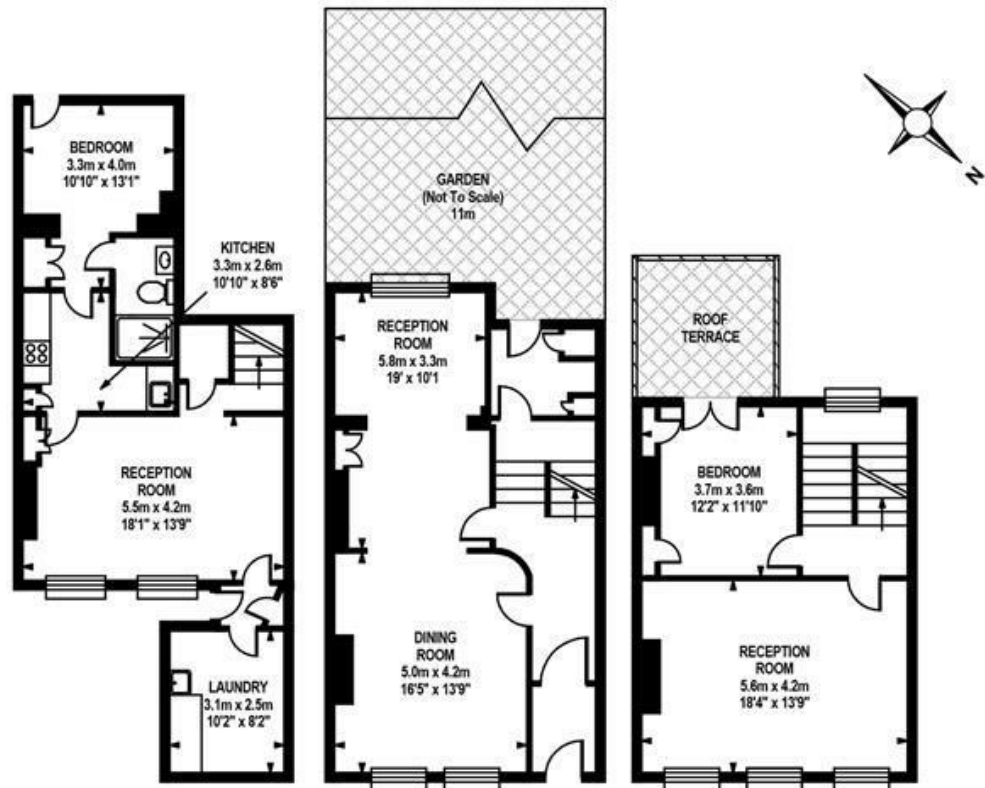
The summer house is a most special addition. Double height ceilings in the main room rise to offer beautiful stained glass windows to the front and rear. Wood panneling runs above dado rail level. The vaulted ceilings are a sight to behold! A spacious mezzanine is accessed through a seamless door on the rear wall. A further carpeted room on the ground floor offers adjoining ensuite and direct access to Kerfield Crescent. There's even a most special stained glass window with backlight marking your recessed storage point - a real unique feature!

A beautiful house in a top location for central Camberwell - all life's necessities are within walking distance, as is Denmark Hill train station (zone 2) for excellent links to Victoria, London Bridge and Blackfriars as well as numerous bus services to the City and West End. The London Overground Line supplies frequent, fast services to Shoreditch, Clapham, Islington and Canary Wharf (via Canada Water). Kings College Hospital and the Maudsley are just four minutes on foot if that is where you work and the Dulwich Foundation Schools are all within a short drive time. 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, three minutes down the Grove. The very lovely Grove Lane Deli is proving a huge hit and we love Theo's pizzeria too. Celebrated boozers include the Hermit's Cave, The Crooked Well and The Grove Tavern. 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 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 walk away and you have the Butterfly Tennis Club on your doorstep too. The elegant Dulwich Park and Brockwell Park are also a short bicycle ride away.

Tenure: Freehold

Council Tax Band: G

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LOWER GROUND FLOOR

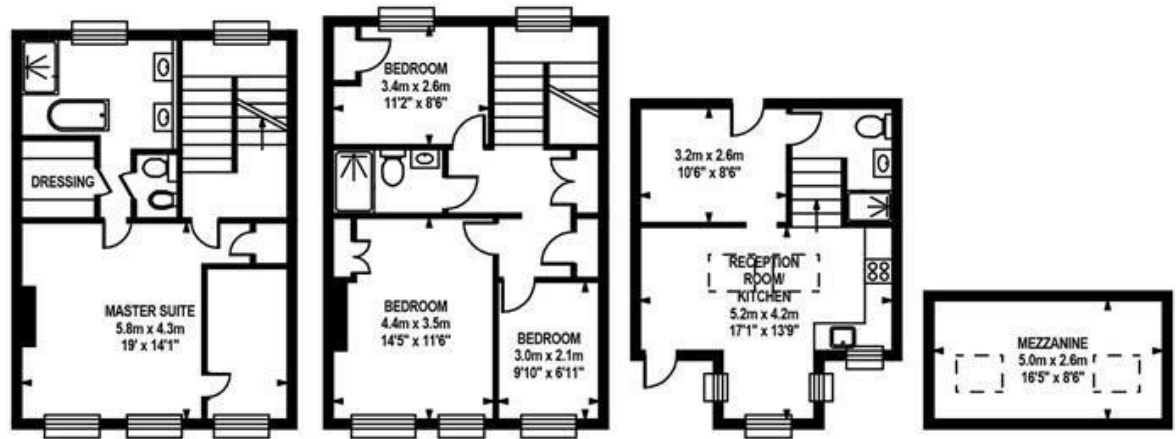
Approximate Gross Internal Area :-
57.05 sq m / 614 sq ft

GROUND FLOOR

Approximate Internal Area :-
57.93 sq m / 624 sq ft

FIRST FLOOR

Approximate Internal Area :-
46.40 sq m / 499 sq ft



SECOND FLOOR

Approximate Internal Area :-
48.18 sq m / 519 sq ft

THIRD FLOOR

Approximate Internal Area :-
49.88 sq m / 537 sq ft

GARDEN HOUSE

Approximate Internal Area :-
32.15 sq m / 346 sq ft


GARDEN HOUSE MEZZANINE


Approximate Internal Area :-
13.00 sq m / 140 sq ft

TOTAL APPROX.FLOOR AREA

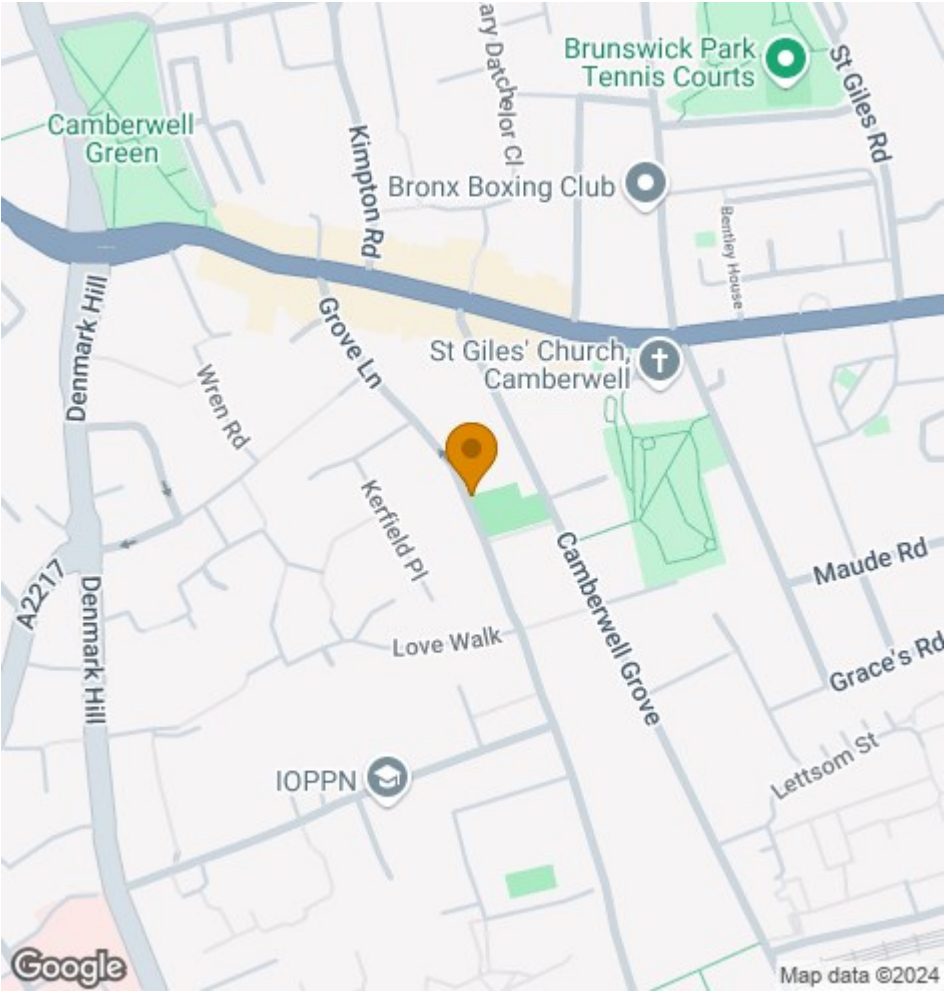
Approximate Internal Area :- 304.59 sq m / 3279 sq ft
Measurements for guidance only / not to scale

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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		
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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