

CAMBERWELL GROVE, CAMBERWELL, SE5  
LEASEHOLD - SHARE OF FREEHOLD  
£700,000



## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 1

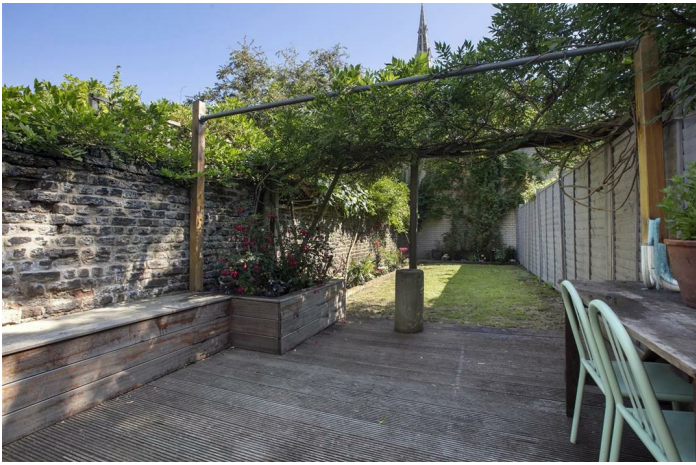
Lease Length: 118 years on the underlying lease  
Service Charge: n/a  
Ground Rent: n/a

## FEATURES

Private Entrance  
Private Patio and Garden  
Elegant Neutral Decor  
Modern Bathroom and Kitchen  
Grade II Listed  
Camberwell Grove Conservation Area  
Share of Freehold



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Large Two Bedroom Georgian Conversion With Private Garden in Conservation Area - CHAIN FREE.

Spacious and perfectly placed, this terrific two bedder boasts a generous living environment and wonderful private garden. It spans the entire lower ground floor of a Georgian gem along the ever popular tree-lined row. The property benefits from a private entrance, super-generous private rear garden and a lovely leafy front patio. The decor is tasteful and neutral and the fixtures and fittings of a notably high quality. Both the bathroom and kitchen each enjoy an impressive refurb with an Italian marble finish! You're within a three minute stroll of everything that Camberwell has to offer - that's pubs, parks, restaurants and cafés a plenty. It's an absolute stunner. Transport is taken care of with nearby Denmark Hill station and London Overground links.

Enter through the shared front garden where you will find your own metal gate and steps which lead down to the private front patio and entrance. To the right of the entrance is a charming recessed alcove with funky light fixture and reclaimed vintage tiles. The inner hall is a great size with built in storage to your immediate right. Straight ahead you find that super-sized reception which has twin low-level storage units neatly tucked into the chimney breast. There are French doors which open rear onto the fabulous private garden. A large patio area with modern decking hosts a great spot for tables and chairs - it's perfect for entertaining! This leads onto a lush lawn and plenty of lush foliage.

Back inside, you'll find your stylish, dual aspect, contemporary kitchen adjoining to the rear of the reception. Here you'll enjoy a stunning black slate worktop over contemporary cabinets. There's plenty of room to cook up a storm and plenty of light spilling in through the side facing window! Everything you need is included - oven with gas hob, integrated fridge/freezer, washing machine and dishwasher. The floor is sumptuous Italian tumbled Di Scacchi marble. Each of your bedrooms are accessed from the hall. The principle room has a huge double fitted wardrobe. Two large front facing sash windows ensure a light and bright environment. The second bedroom has a pleasant and peaceful rear appointment and includes another fitted wardrobe. In addition there is high-quality brand new double-glazing in both bedrooms. The finish is virtually invisible, so the original glazing appears unaltered. The bathroom is also accessed from the hall and will beguile you yet further. Boasting more Italian tumbled marble throughout, it consists of bath with fancy chrome shower mixer tap, WC, heated towel rail and washbasin. Wooden flooring runs throughout the hallway, reception and main bedroom.

Ruskin Park is a short hop and you have the Butterfly Tennis Club on your doorstep. You can also benefit from the very lovely gated Lettsom Gardens. Situated at the top of the Grove, it offers abundant leafy spaces to wander and meet the neighbours. The transport options are good; Denmark Hill station (Zone 2) is a seven minute walk for fast, regular services to Victoria, Blackfriars, Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water). There are also a multitude of buses running close by on Camberwell Church Street into the City and the West End. The very excellent Lyndhurst Primary School is an easy stroll as are a plethora of eateries and the excellent Crooked Well is located behind the property on Grove Lane. The award winning 'Camberwell Arms' does a cracking roast and 'The Hermit's Cave' is the best spot for a pint of black. 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 in Camberwell Green. Keeping fit? The very lovely Camberwell Baths is stunning and within 60 seconds from your door.

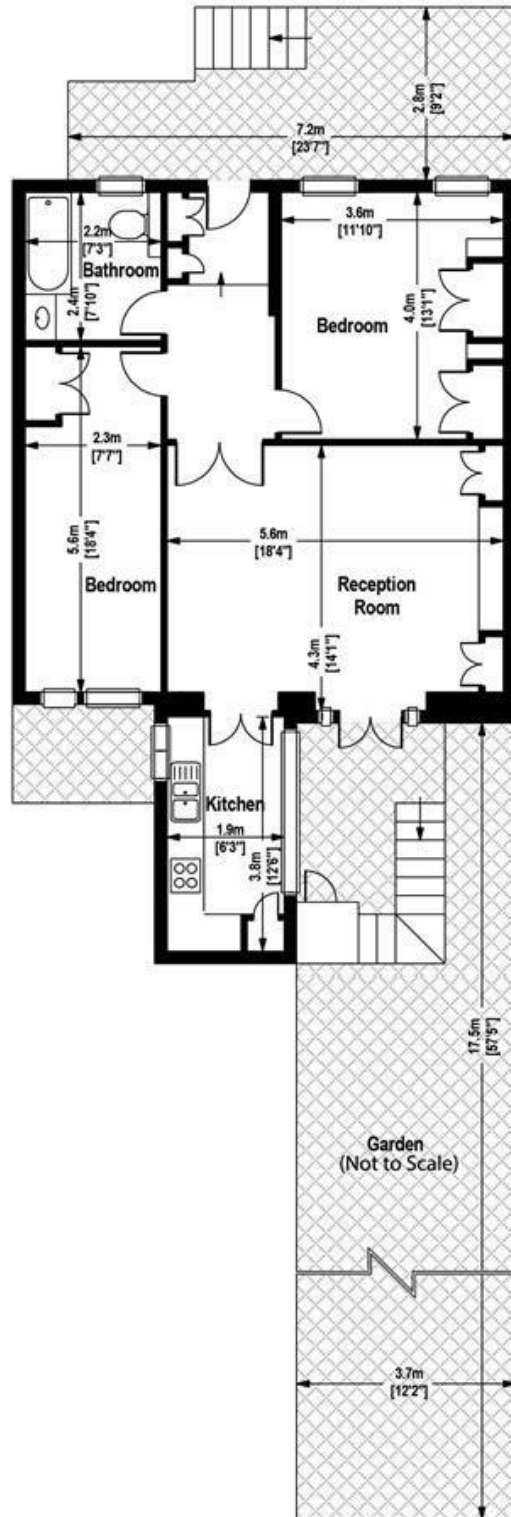
Tenure: Share of Freehold

Lease Length: 118 years

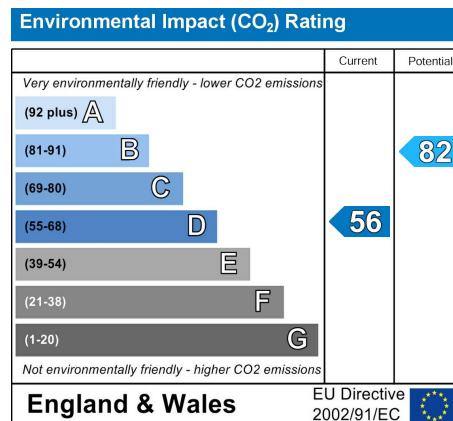
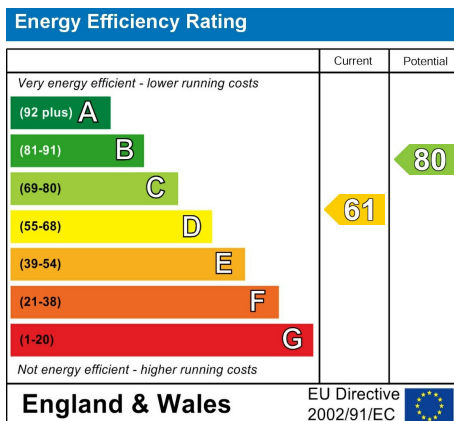
Council Tax Band: C

### LOWER GROUND FLOOR

Approximate internal area : 71.4 sq m / 769 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.

