Wooster & Stock

GROVE LANE, CAMBERWELL, SE5

FREEHOLD

£1,175,000

SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 3

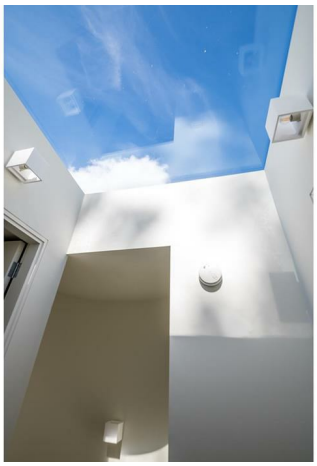
FEATURES

Off Street Parking
Architect Designed
Three Bedrooms
Freehold

GROVE LANE SE5
FREEHOLD

GROVE LANE SE5

FREEHOLD



GROVE LANE SE5
FREEHOLD

Contemporary Architect Designed Three Bedder With Stunning Features and OSP - CHAIN FREE.

Tucked away in a mature, leafy location, close to the very lovely Camberwell Grove conservation area sits this beautifully designed three bedroom new build. Boasting top notch fixtures and fittings throughout, the property spans two wonderfully bright, excellently arranged floors to comprise a huge open living area with swanky kitchen, three light and lovely double bedrooms (master en suite), shower room and fantastic main bathroom. The joinery and fitted units are of an impressive quality and you'll enjoy underfloor heating throughout. Storage is ubiquitous and seamless throughout. Silver framed feature windows open wide from all the rear rooms and peer over a well proportioned rear garden. Off street parking and integrated electric vehicle charging increase the desirability yet more. The immediate location is peaceful and residential yet so close to the best of Camberwell. Denmark Hill is an easy five minute ramble for unbeatable connections to Victoria, Blackfriars, Elephant and Castle and Farringdon. The London Overground Line will also whisk you to Shoreditch, Clapham and Canada Water for the Jubilee Line! Stroll down the very lovely Camberwell Grove in less than 10 minutes for bars and eateries-a-plenty. The property is offered with a 10 year BLP building warranty.

The property is tucked away from traffic behind a mature and well maintained green space. An off-street parking space and charging point are a serious benefit. Your inner hall enjoys plenty of perfectly executed storage points and a shower room immediately on your left. The first of your well proportioned double bedroom sits opposite. At the end of the hall you enter that splendid open plan living area which spans the full width of the building to the rear. A wall of sliding glass doors frames your garden view perfectly. The surrounding Georgian ambience adds to the charm.

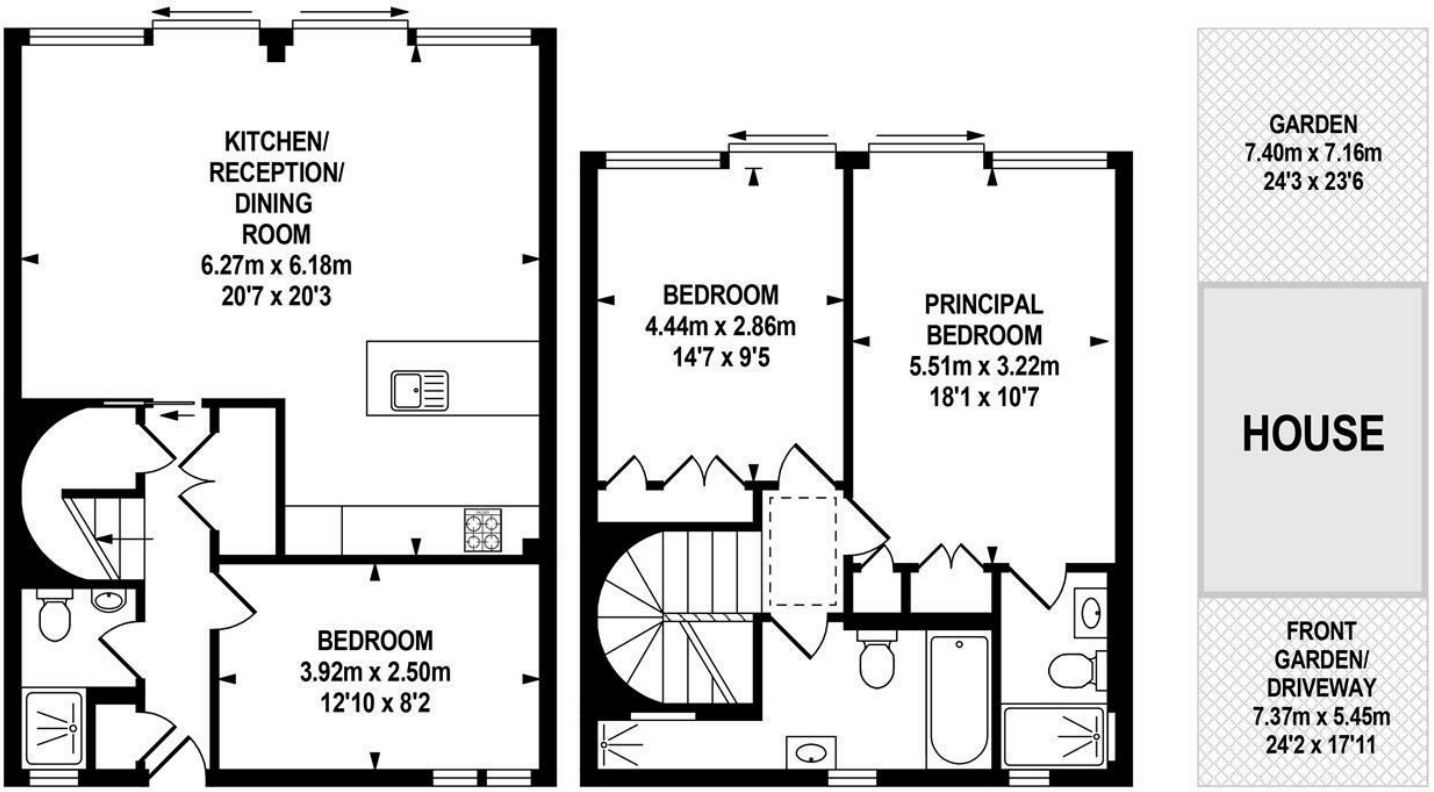
Your super slick kitchen runs on the far wall boasting composite counters atop plentiful cabinet space. A large island allows for abundant dicing and slicing space. Appliances include four ring induction hob and integrated dishwasher and fridge/freezer. The feature lights are a really nice touch. There's a handy laundry cupboard back over by the hall. Ascending your stunning circular staircase (with solid wooden treads and risers) you reach an insatiably bright and airy landing with huge overhead skylight. The main bathroom fronts the street with both bath and wet room style shower area. Both bedrooms face rear over the garden with further large, silver framed sliding windows and pretty period views. The master room has an en suite shower room and there's more fitted storage in both bedrooms.

Central London is easily accessible from here - Denmark Hill station (Zone 2) is a 5 minute walk for regular services to Victoria and Blackfriars and the Overground to Canada Water. Sainsbury's is only 5 minutes away, and a host of cafés, bars and restaurants are just a short stroll from the front door. For the weeks shopping head down to boho Bellenden Road for a village vibe - fresh veg, great coffee and some lovely boutique shops. Lordship Lane offers yet more social and shopping pursuits.

Tenure: Freehold

Council Tax Band: E

GROVE LANE SE5
FREEHOLD



GROUND FLOOR
APPROX. FLOOR
AREA 59.14 SQ.M.
(637 SQ.FT.)

N

FIRST FLOOR
APPROX. FLOOR
AREA 46.58 SQ.M.
(501 SQ.FT.)

SITE PLAN

TOTAL APPROX.FLOOR AREA 105.72 SQ.M. (1138 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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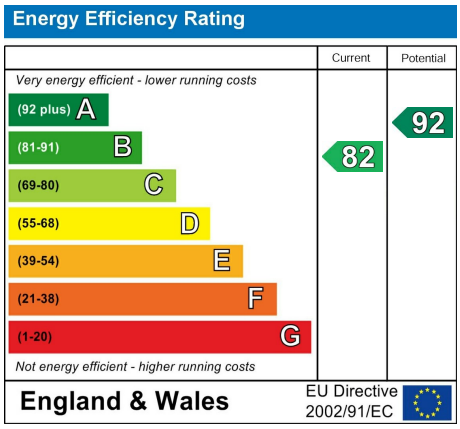
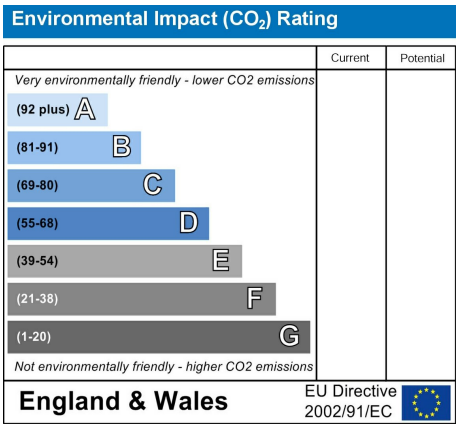
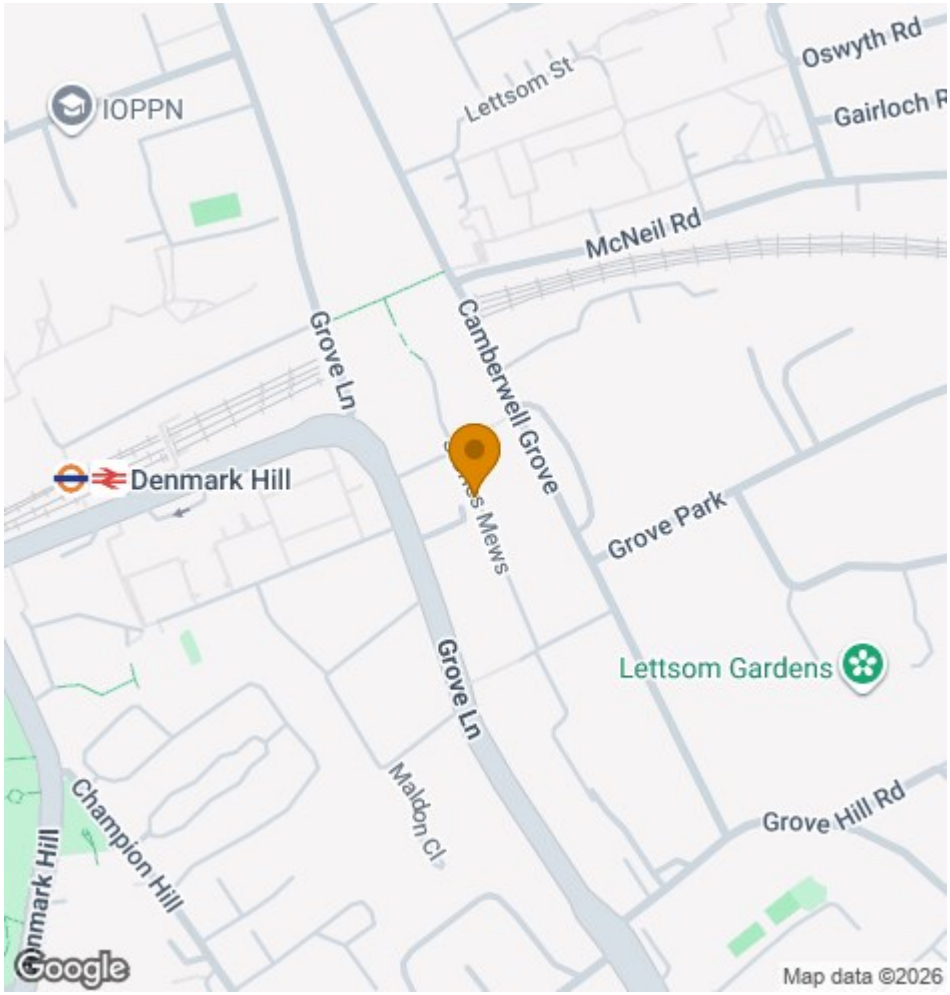
GROVE LANE SE5

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.



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