Wooster & Stock

CAMBERWELL GROVE, CAMBERWELL, SE5

SHARE OF FREEHOLD

GUIDE PRICE - £650,000 TO £700,000

SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

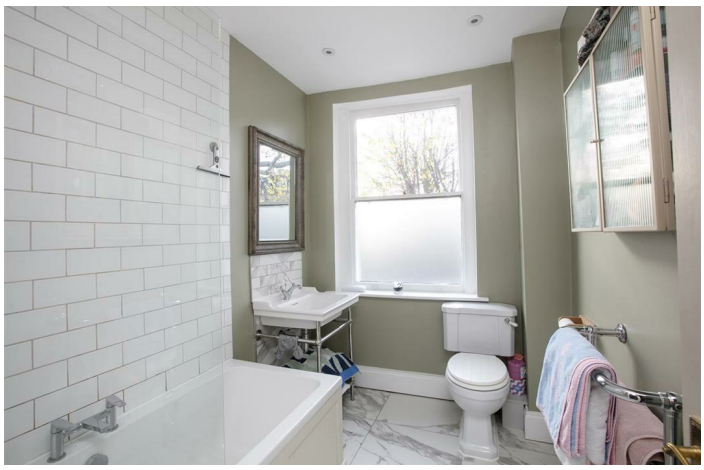
Lease Length: 116 years on the underlying lease
Service Charge: £50 per month
Ground Rent: n/a

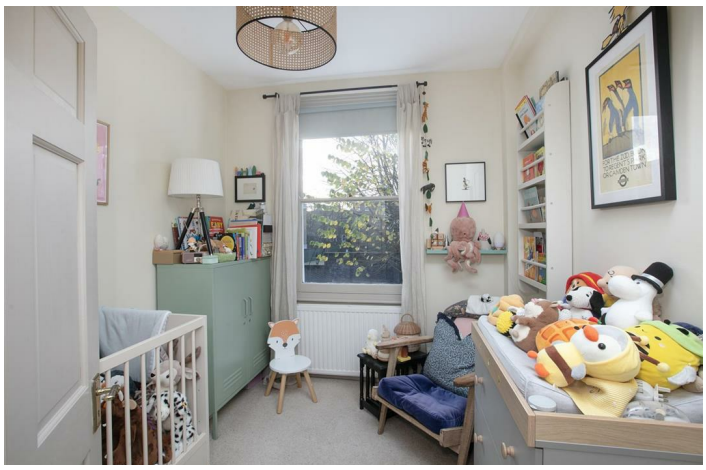
FEATURES

Much-Coveted Location
Wonderful Period Streetscape
Tasteful Decor Throughout
Close to all Amenities
Share of Freehold

CAMBERWELL GROVE SE5

LEASEHOLD - SHARE OF FREEHOLD





CAMBERWELL GROVE SE5

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Gorgeous Grade II Listed Georgian Two Bedder on Finest Street - CHAIN FREE.

With a picture perfect finish, high ceilings, leafy aspect and a location to love - this marvellous Grade II Listed Georgian two bed conversion ticks all the boxes. Sitting at the lower end of south east London's premier period row, the property enjoys top quality contemporary fixtures and some lovely original features. The accommodation comprises two lovely bedrooms, a large kitchen/living area and a tasteful bathroom. There's a large fitted storage cupboard for all your whatnot and you'll enjoy a beautifully maintained communal front garden with pretty bench. It's a lovely spot to chat with the friendly neighbours.

The front is handsome and well maintained. Enter through high railings and the lush and well stocked shared front garden. A communal entrance and hallways invites you to the first floor. Your inner hall has a marvellous double fitted storage unit with inner shelving and hanging space. The first bedroom sits dead ahead with a wonderful leafy view over the Grove. Next is the bathroom which has a modern suite, period style heated towel rail, bath with shower and some gorgeous paint shades by the 'Little Green Paint Company'. The second bedroom has two beautiful sash windows which frame another most lovely leafy streetscape. An original period fireplace with mantel has the potential of being opened and working again. Head along the hall to meet your bright, spacious and beautifully presented living space. It has two further sash windows facing over a sea of leafy gardens. The steeple of St Giles Church acts as a marvellous focal point. The room has plenty of lounging and space for entertaining. Your kitchen adjoins through an open arch with thick oak counters and country style cabinets. Appliances include a four ring induction hob, oven and integrated washing machine and fridge/freezer.

Ruskin Park is a short hop and you have the Butterfly Tennis Club on your doorstep. The transport options are good; Denmark Hill station (Zone 2) for fast, regular services to Victoria, Blackfriars and London Bridge is a 7 minute walk. The Windrush Line also serves Denmark Hill. Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water) are now all easy as pie. 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 but a moment's stroll as are a plethora of eateries and the excellent Crooked Well is located behind the property on Grove Lane. We love 'The Hermit's Cave' 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 Camberwell Baths is just 60 seconds from your door.

Tenure: Share of Freehold

Lease Length: 116 years

Council Tax Band: C

CAMBERWELL GROVE SE5

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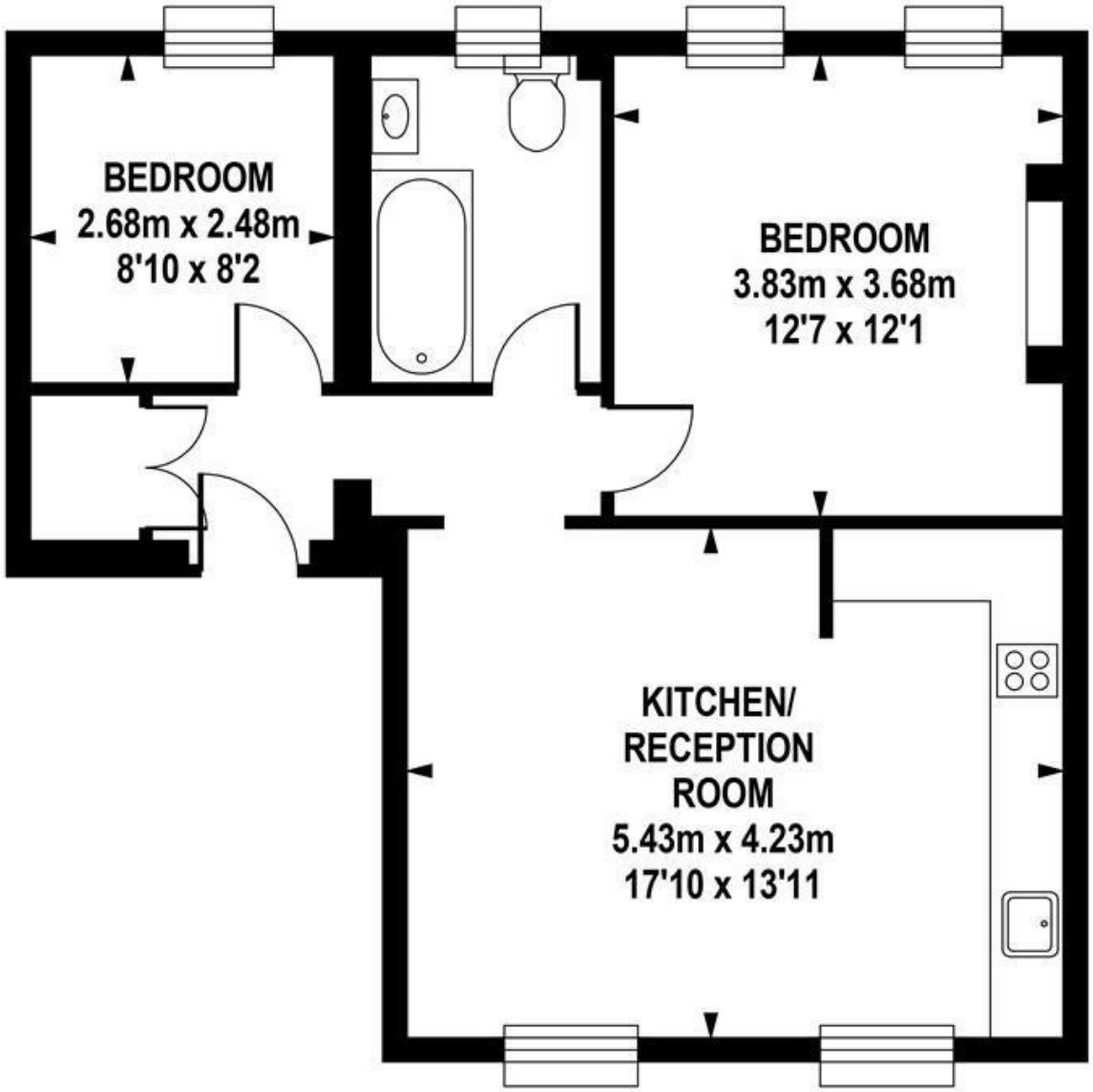

FIRST FLOOR

Approximate Internal Area :-
56.20 sq m / 605 sq ft

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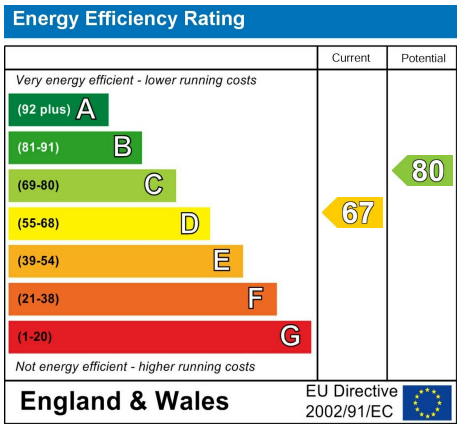
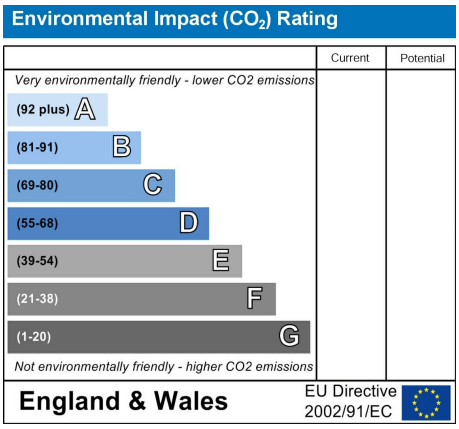
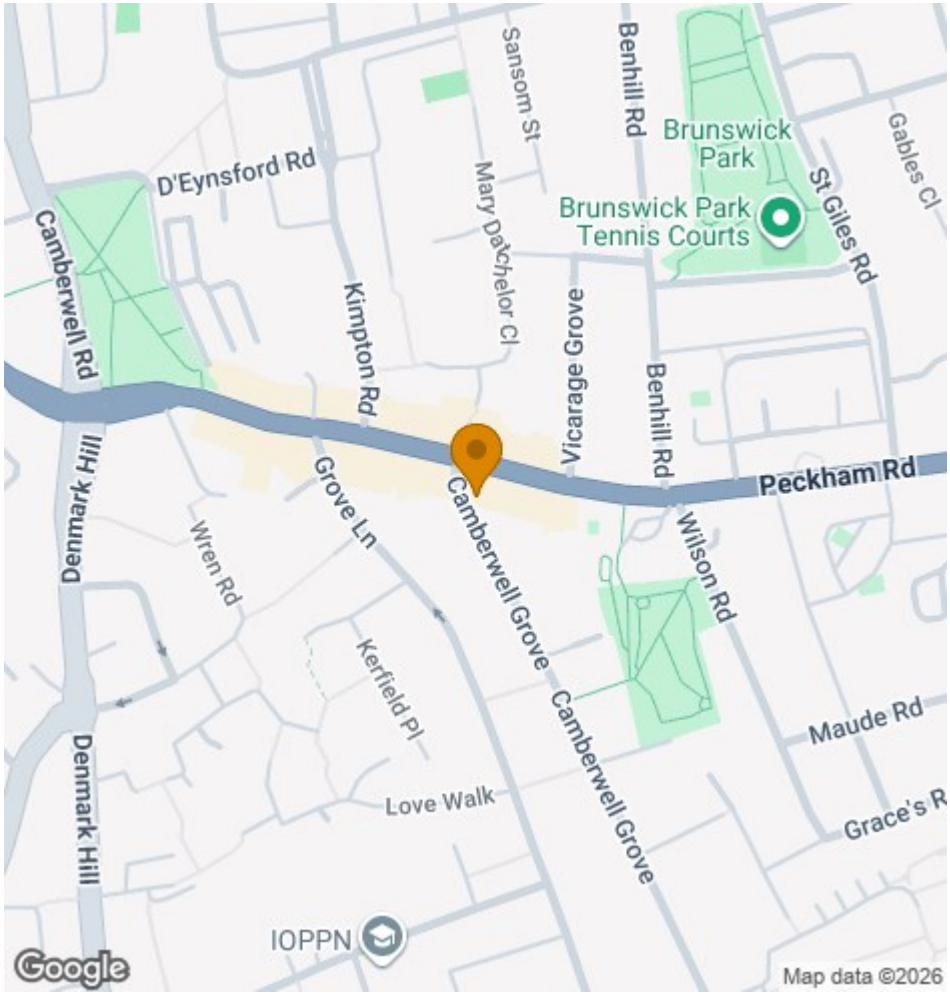




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



Wooster & Stock

17 Nunhead Green
London SE15 3QQ
020 7952 0595
sales@woosterstock.co.uk