

GROVE LANE, CAMBERWELL, SE5  
SHARE OF FREEHOLD  
GUIDE PRICE £550,000 - £575,000



## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 1

Lease Length : 990 years remaining  
Service Charge : n/a  
Ground Rent : n/a

## FEATURES

Split-Level  
Top Two Floors  
Period Conversion  
Cracking Location  
Share of Freehold



GROVE LANE SE5

LEASEHOLD - SHARE OF FREEHOLD



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Excellent Located Split Level Two Bed Period Conversion.

Spread over the top two floors of a dual aspect Victorian building, this terrific two bedder supplies a fine spot to call home. The accommodation comprises an open-plan living area with adjoining kitchen, bathroom and two double bedrooms. There's even a handy study set-up on the upper landing - great for working from home! You're a short leafy walk away from the best of Camberwell - bars, eateries and bountiful London bustle. The Kerfield Arms is just a moment's ramble and has recently achieved a Michelin star! Nearby green spaces include the charming Brunswick Park with its tennis courts, gallery and café. Even closer is St Giles Church grounds - it's a lovely spot for a read of the paper. Transport links are equally impressive with Denmark Hill an easy 12 minute stroll. It boasts unbeatable connections to Victoria, Blackfriars, Elephant & Castle and the London Overground Line will whizz you to Shoreditch and also Canada Water for the Jubilee Line.

A shared entrance opens to a communal hallway where stairs lead upward to the flat's first floor door. You enter directly into a large, bright and airy open-plan living area with light pouring in from two sides. There's a versatile front-facing living area with space for dining and lounging and a cute kitchen adjoining to the rear. The bathroom completes this level with some dulcet wall tones, bath, loo, wash hand basin and a raised rear window. Upward bound you find a really pleasant upper landing with space for a study area. This boasts a side-aspect sash window and ceilings tall enough for a drying rack. The larger of your double bedrooms fronts the street through two sash windows with abundant slumber and storage space. The second double bedroom takes the rear spot.

The transport options are good, with a multitude of buses running close by on Camberwell Church Street into the City and the West End. Denmark Hill station (zone 2) for fast, regular services to Victoria, Blackfriars and Farringdon is a 12 minute walk in the other direction. The Windrush Line will wish you to Shoreditch in no time. You can also be on the Jubilee Line from Canada Water in around 10 minutes. The very excellent Lyndhurst Primary is but a moment's stroll as are a plethora of eateries including Caravaggios and the much loved FM Mangal. Quality gastro pubs abound. We love The Crooked Well and the aforementioned Michelin-starred Kerfield Arms does an affordable lunch special! 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 wonderful period Camberwell Baths is stunning and within 60 seconds from your door. Ruskin Park is a short hop and you have the Butterfly Tennis Club on your doorstep - anyone for Pimms?

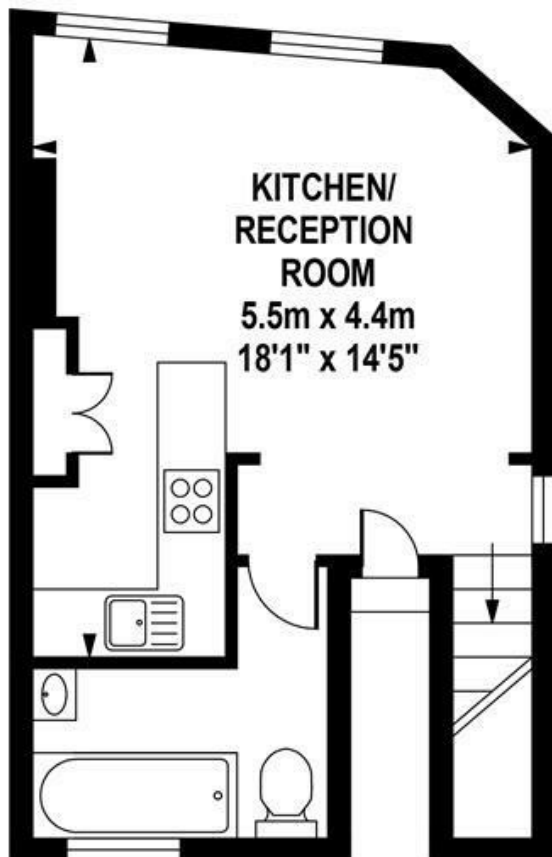
Tenure: Share of Freehold

Lease Length: 990 years remaining

Council Tax Band: C

GROVE LANE SE5

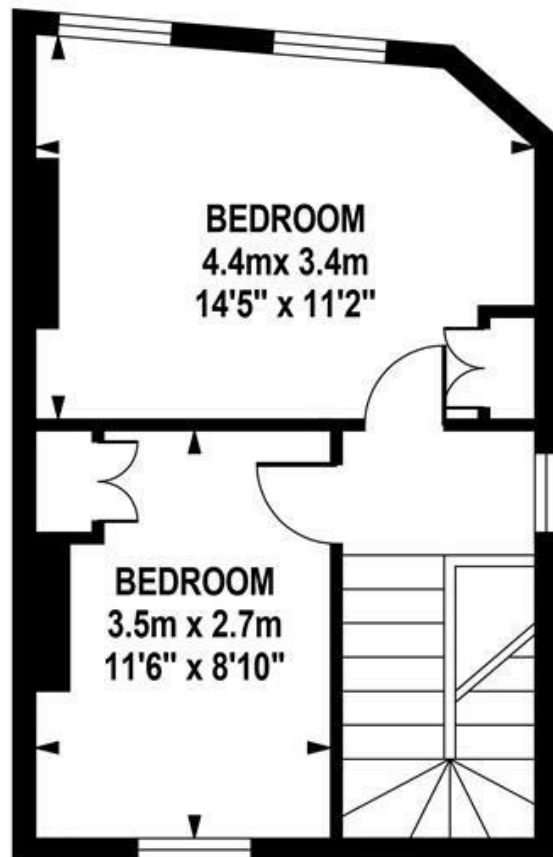
LEASEHOLD - SHARE OF FREEHOLD



**KITCHEN/  
RECEPTION  
ROOM**  
5.5m x 4.4m  
18'1" x 14'5"

## FIRST FLOOR

Approximate Internal Area :-  
27.41 sq m / 295 sq ft



**BEDROOM**  
4.4m x 3.4m  
14'5" x 11'2"

**BEDROOM**  
3.5m x 2.7m  
11'6" x 8'10"

## SECOND FLOOR

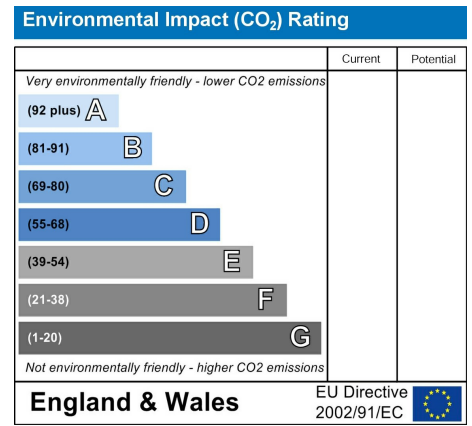
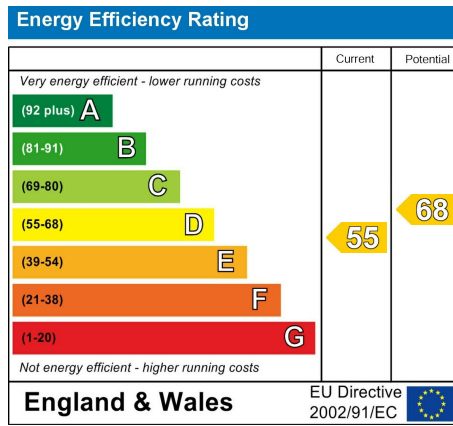
Approximate Internal Area :-  
30.19 sq m / 325 sq ft

## TOTAL APPROX.FLOOR AREA

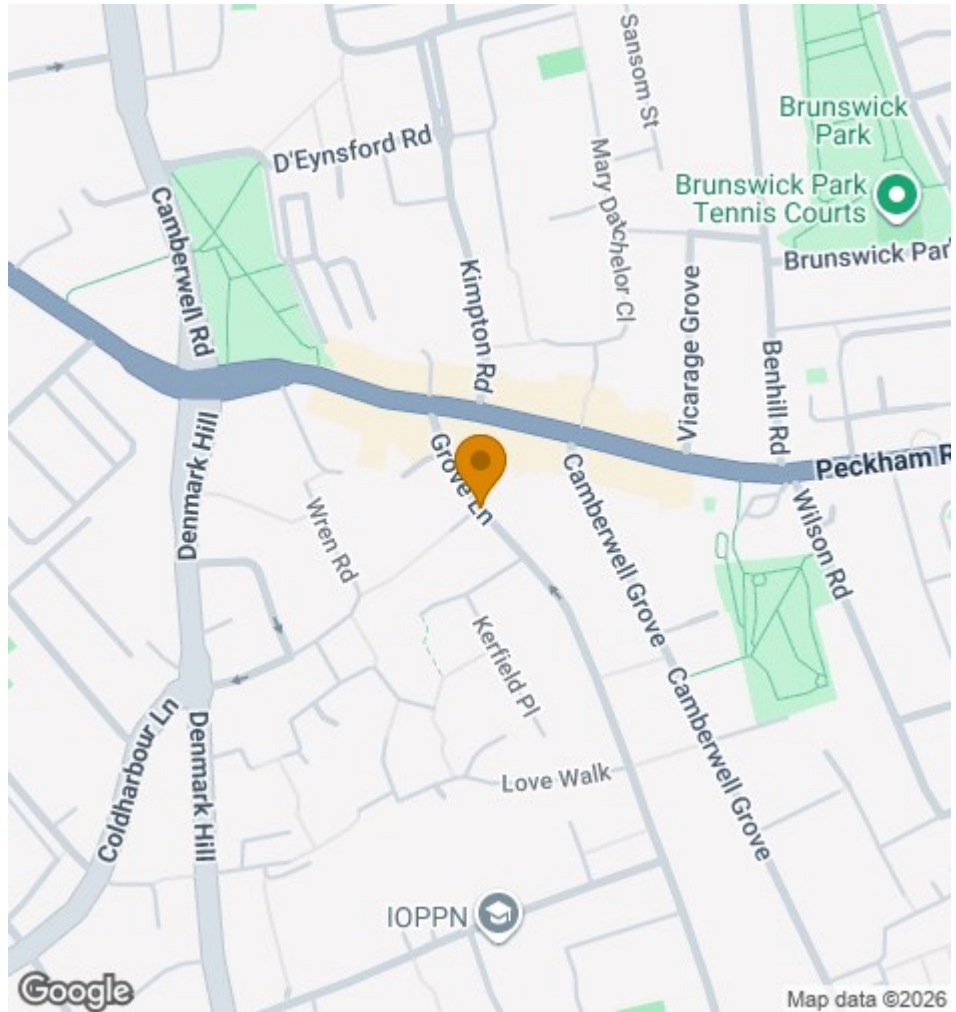
Approximate Internal Area :- 57.60sq m / 620 sq ft  
Measurements for guidance only / not to scale

# GROVE LANE 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.



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