

CAMBERWELL GROVE, CAMBERWELL, SE5  
LEASEHOLD  
GUIDE PRICE £550,000



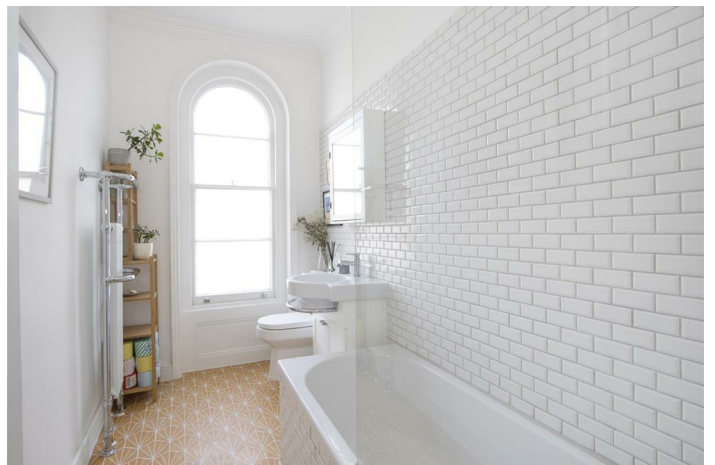
## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 1

Lease Length : 101 years remaining  
Service Charge : £1300 per annum  
Ground Rent : £10 per annum

## FEATURES

Highly Prized Location  
Conservation Area  
Tasteful Decor Throughout  
Period Features  
Shared Garden  
Leasehold



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Bright Period Two Bedder With Shared Garden on Best Street.

GUIDE PRICE £550,000 to £600,000.

You'll want for nothing with this beautifully presented two bedroom Georgian treat. Sitting on the first floor of a handsome period building along the much loved, tree lined Camberwell Grove. There's a healthy smattering of original features and some expertly instated contemporary fixtures and fittings. The rear shared garden is well maintained and offers a fine spot to hob nob with the friendly neighbours. Whilst in the middle of an impressive conservation area, you're within a three minute stroll of everything that Camberwell offers; that's pubs, parks, restaurants and cafés a plenty. It's an absolute winner. Transport is taken care of with nearby Denmark Hill station and London Overground links.

A shared entrance leads to your first floor door. In the hall you'll find storage cupboards directly to your right. Straight ahead to find a large and bright open plan kitchen/living room. There are beautiful large arched sash windows allowing light to flood into the property. A stunning marble mantel and cast iron vertical radiator are part of the sleek finish. The super slick kitchen runs along the right hand side and plays host to modern retro grey cabinets and wooden counters with a handy breakfast bar at the end. Everything you need is included - oven with gas hob, fridge freezer, washing machine and dishwasher.

There are two bedrooms leading off the living area, both are good sized bright doubles with painted wooden floors and cast iron radiators. Both bedroom enjoy fitted storage - perfect for keeping things trim. The bathroom is back towards the entrance of the flat and comprises a smart white suite with white tiling. There is a heated towel rail and a rain-effect shower over the tub. Head outside to your large communal garden for entertaining or exercising those green fingers.

The Camberwell Grove Conservaton area is a much sought-after address. Peaceful and tree-lined it enjoys a wealth of local amenities. Ruskin Park is a short hop and you have the Butterfly Tennis Club on your doorstep. The transport options are great; Denmark Hill station (Zone 2) is a 6 minute walk for fast, regular services to Victoria, Blackfriars, Farringdon and St.Pancras/Kings Cross. The highly considered London Overground Line supplies further services to 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 but a moment's 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 much loved Camberwell Baths is stunning and just three minutes from your door.

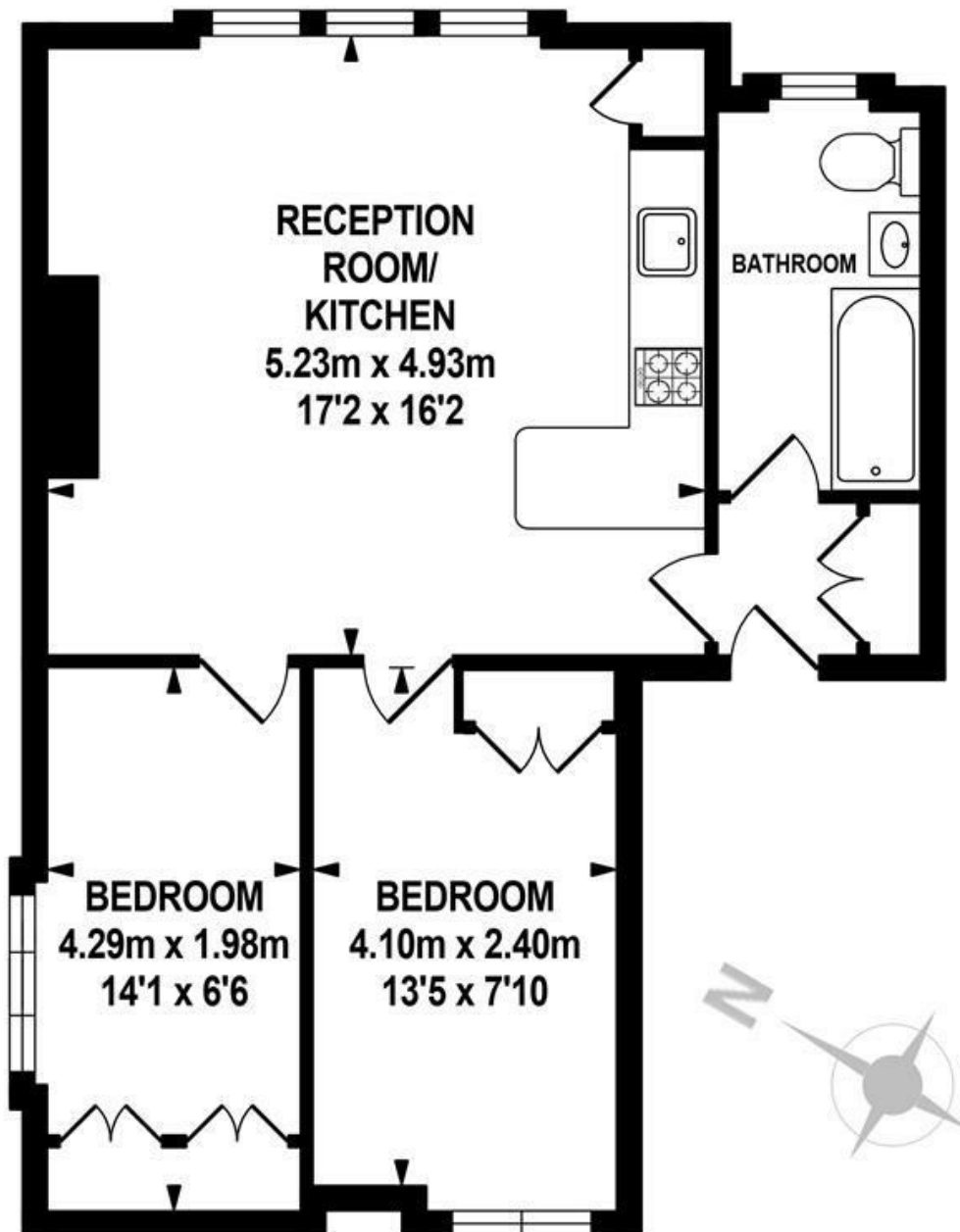
Tenure: Leasehold

Lease Length: 101 years

Council Tax Band: C

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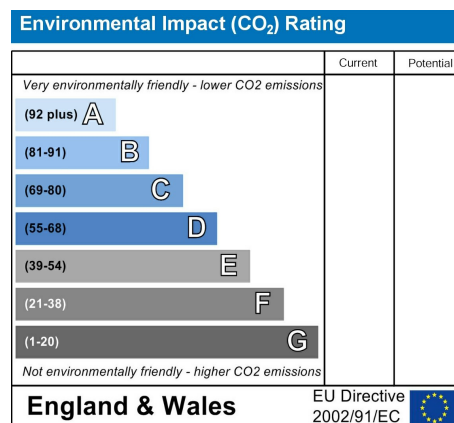
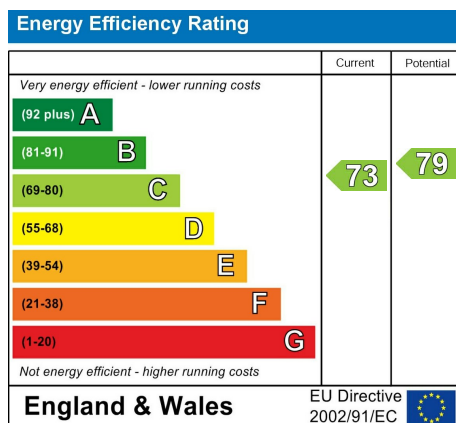


FIRST FLOOR  
APPROX. FLOOR  
AREA 52.38 SQ.M.  
(564 SQ.FT.)

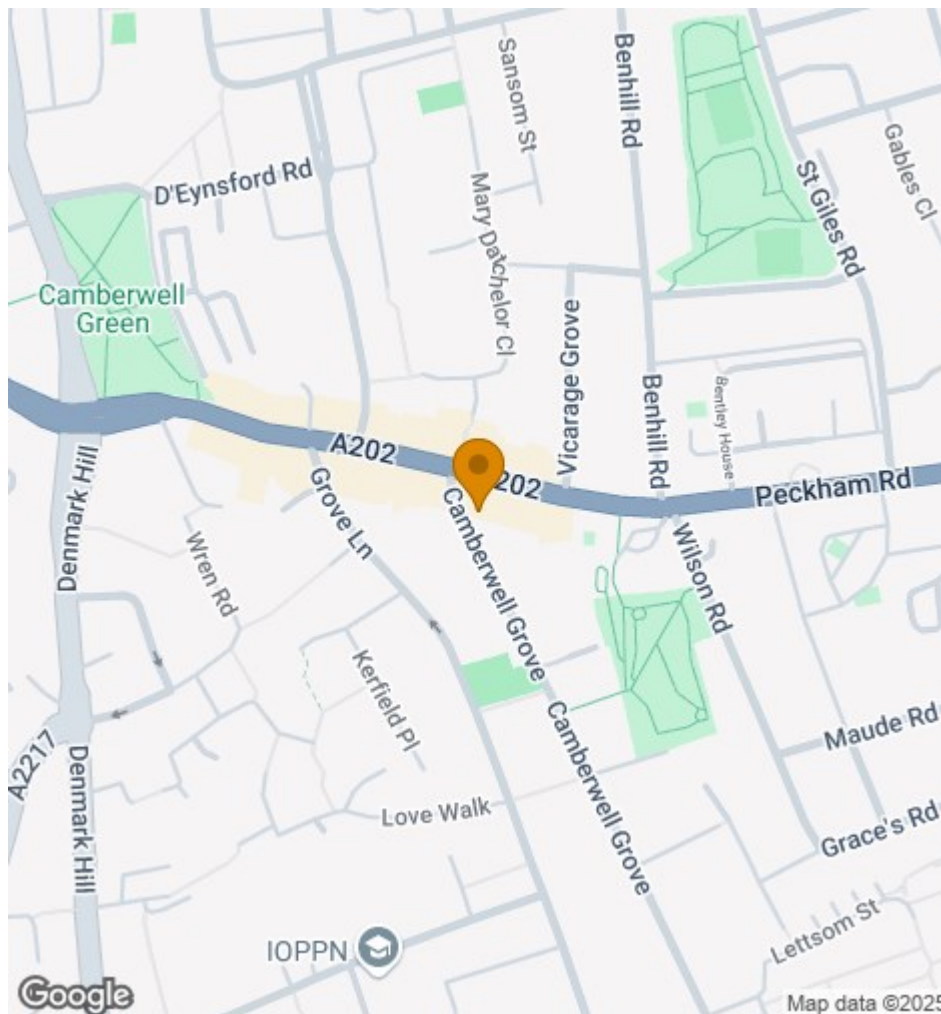
TOTAL APPROX.FLOOR AREA 52.38 SQ.M. (564 SQ.FT.)

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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.



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