Wooster & Stock

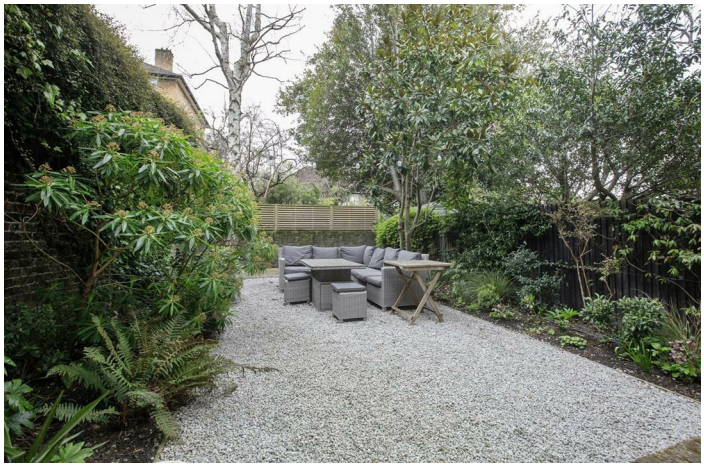
CAMBERWELL GROVE, CAMBERWELL, SE5

FREEHOLD

£2,450,000







SPEC

Bedrooms : 6
Receptions : 2
Bathrooms : 3

FEATURES

Five Impressive Floors
Period Features
Stunning Decor
Generous Rear Garden
Freehold







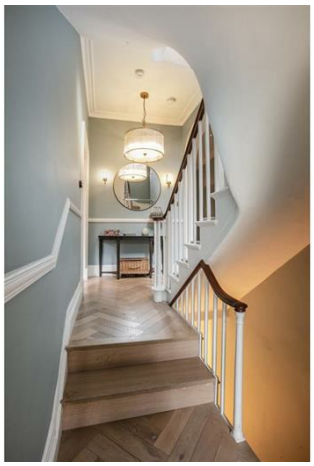






CAMBERWELL GROVE SE5

FREEHOLD

















CAMBERWELL GROVE SE5

FREEHOLD

















CAMBERWELL GROVE SE5

FREEHOLD

















CAMBERWELL GROVE SE5

FREEHOLD

















CAMBERWELL GROVE SE5

FREEHOLD





CAMBERWELL GROVE SE5
FREEHOLD

Remarkable Georgian Five/Six Bedroom Home over Five Floors with West Facing Garden - CHAIN FREE.

Built in the architecturally significant Georgian era, this magnificent Grade II Listed home sprawls itself over five lavish floors and extends to 270sqm! It sits on one of the finest roads this side of the River - along the leafy and inimitably charming Camberwell Grove. The flat fronted, almost regal looking exterior is sure to impress and the house towers elegantly above most of its neighbours on the Grove. Accommodation comprises a jaw-dropping first floor drawing room, huge kitchen/diner, utility room, four principle bedrooms (master ensuite), study and cinema rooms (or 5th and 6th bedrooms), bathroom, two wc's and a further study space. The tranquil garden is approx. 50ft long.

You are within a moment's tree lined ramble of the best of Camberwell - bars, eateries and bountiful London bustle. 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 and to relax. Local eateries will keep you perpetually calorie counting - we love The Kerfield Arms - recently awarded a coveted Michelin star! Lyndhurst Primary School and 2 highly rated nursery schools are within a short walk. There are plenty of shops nearby including a host of independent food shops on Camberwell Church Street and Camberwell Green, plus a modern library and playground. The shops and foodie hotspots of Peckham and East Dulwich are also in walking distance. Keeping fit? Camberwell Baths is stunning and within an easy canter. Ruskin Park and residents only Lettsom Gardens is a short hop and you have the Butterfly Tennis Club on your doorstep

An arched fanlight with original detail leads to a neat entrance hall where an inner hallway offers tall ceilings, dado rails and cornicing. Beautiful parquet flooring glides forth to your gobsmacking dual aspect kitchen/diner. Twin arched sash windows front the grove where a vast island/breakfast bar takes centre stage. Plentiful baby-blue shaker-style cabinets will house a Michelin-starred worthy culinary collection and your appliances include a six ring gas range and integrated fridge/freezer. A grand Regency fireplace befits the general grandeur at either end of the space. The dining area boasts garden views through a huge rear-facing sash window. Your guests will find a fancy wc back in the hall and a most-useful boot room with storage preceding your garden access.

Heading to the cleverly arranged lower ground floor. A large utility room with wooden worktops and tons of storage will make light of the house work. And the doggy hasn't been forgotten either! A bepoke custom-built dog shower will hose those muddy paws with ease. There's also an adjacent shower room complete with beautiful 'Bert and May' ceramic tiles. And as the evening draws in you may want to retire to that spectacular television/cinema room where bespoke cabinetry house an almost cinema-size screen. The moody blue walls make it an inviting place to binge-watch a box set (or three). Completing this airy basement is a large wine cellar and yet more handy storage.

The first floor will wow you endlessly. That superb drawing room commands a bright front aspect position through two sets of French windows, each opening to a Juliette balcony. Attractions include dado rails, ornate cornicing, regency fireplace and stunning wooden wall panelling. A studiously arranged library/office faces rear on this floor with an amazing dark-wood integrated desk, low level storage units, shelving and a feature fireplace. This will also make a fine double bedroom, depending on your requirements. Completing this floor is a wc with sublime floral 'House of Hackney' wallpaper and a further front-facing study space.

The second floor master suite is elegant, spacious and beautifully arranged boasting twin front aspect sash windows. Beautiful bespoke storage sit either side of a stunning Regency style feature mantel. There's more elegant wooden panelling and an adjoining dressing room with fitted storage. Also adjoining, through recessed pocket doors, is your impressive Porter ensuite which has a vast walk-in shower with drencher and integrated marble seat. Twin marble oval wash hand basins, fitted storage and period loo finish the room nicely. The boiler room is off the second landing.

A final upward investigation reveals an L-shaped third floor hallway which has light from two raised rear-facing sash windows. Fitted storage precedes your bathroom which has gorgeous blue wooden panelling and complimentary blue tiling for the wow-factor. There's a heated towel rail, period stye wash hand basin and loo and it's all kept light and airy by a side aspect casement window. Two of the three bedrooms on this floor face front with lofty leafy views over the Grove. The right hand room enjoys dusky pink walls and plush carpeting. The left room has earthy wall tones and more lush carpeting. The final bedroom has views over the leafy garden and the luscious London skyline. Currently configured as a nursery, there's plenty of space for a double bed and it also boasts twin fitted wardrobes.

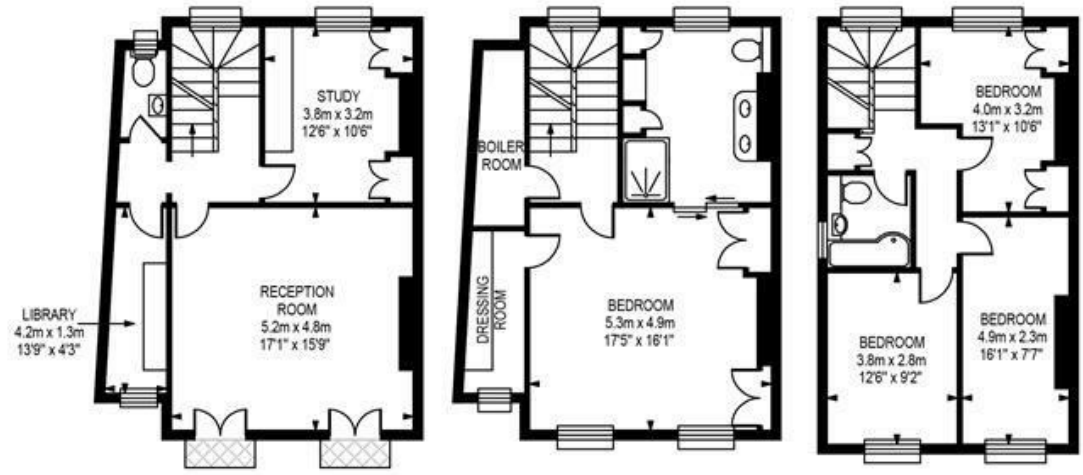
Public transport links, including trains and buses, are equally impressive. Denmark Hill station (Zone 2) is an easy 8-minute stroll with quick connections to Victoria, Blackfriars, Elephant & Castle. The highly rated London Overground line offers further services to Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water that also connects to the Jubilee line). Buses run regularly on Grove Lane (two minutes away) and from Camberwell Church Street (a seven minute walk) into the City and the West End.

Tenure: Freehold

Council Tax Band: G

CAMBERWELL GROVE SE5

FREEHOLD



FIRST FLOOR

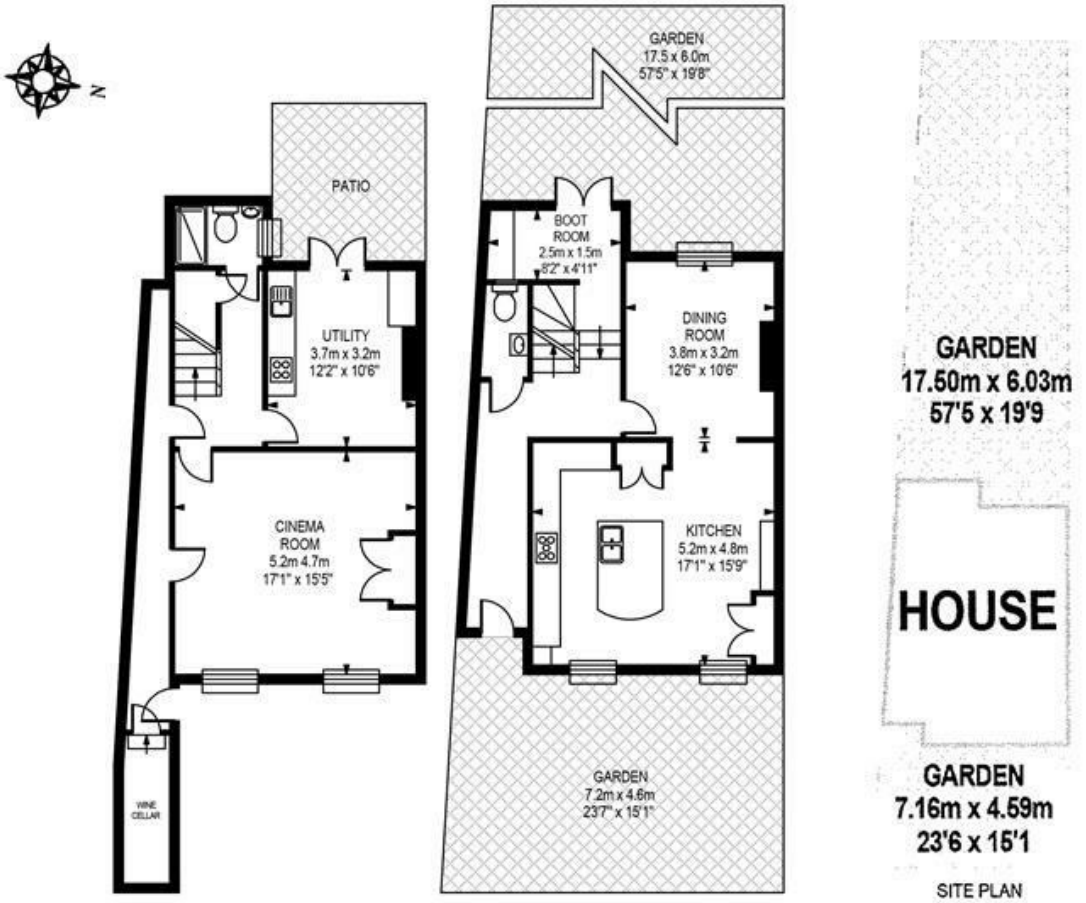
Approximate Internal Area :-
53.98 sq m / 581 sq ft

SECOND FLOOR

Approximate Internal Area :-
53.98 sq m / 581 sq ft

THIRD FLOOR

Approximate Internal Area :-
47.84 sq m / 515 sq ft



LOWER GROUND FLOOR

Approximate Internal Area :-
59.21 sq m / 637 sq ft

GROUND FLOOR

Approximate Internal Area :-
57.82 sq m / 622 sq ft

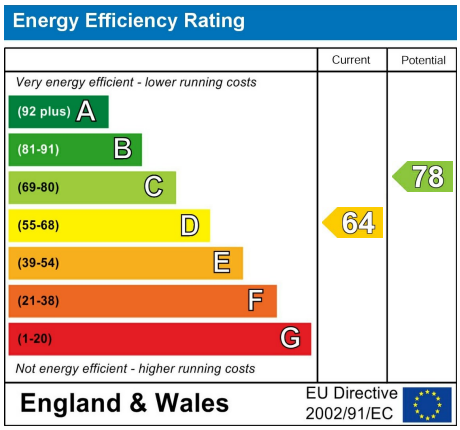
SITE PLAN

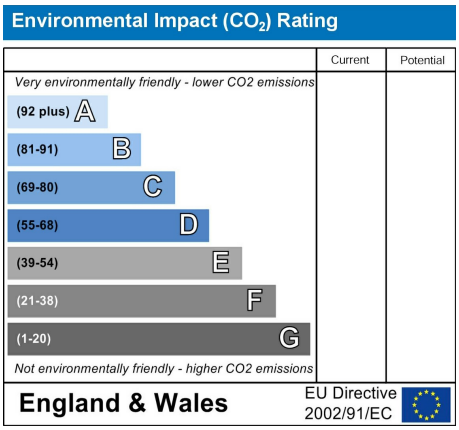
TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 272.83 sq m / 2937 sq ft
Measurements for guidance only / not to scale

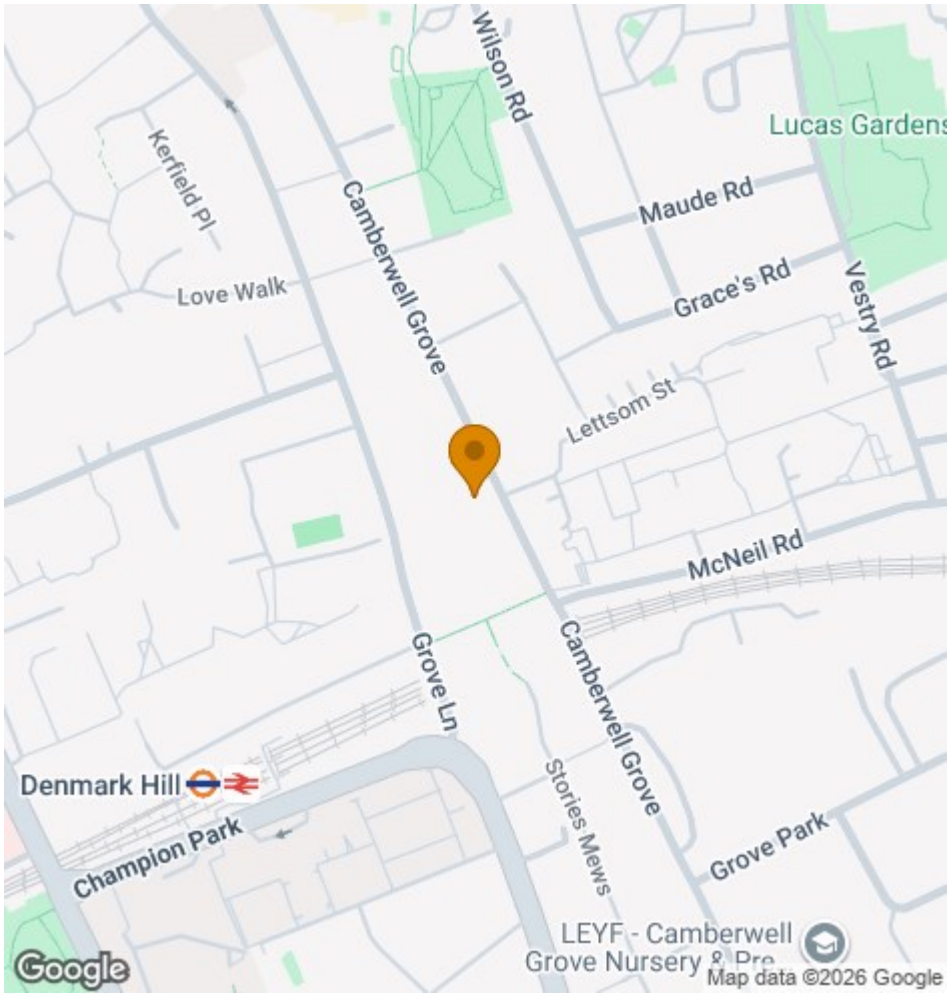
CAMBERWELL GROVE SE5

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.



Wooster & Stock

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