Wooster & Stock

GROVE PARK, CAMBERWELL, SE5

FREEHOLD

£975,000

SPEC

Bedrooms : 3
Receptions : 2
Bathrooms : 1

FEATURES

Gated Off Street Parking
Part Georgian - Part Edwardian
Wonderful Period Features
Conservation Area
Freehold

GROVE PARK SE5
FREEHOLD

GROVE PARK SE5

FREEHOLD

GROVE PARK SE5
FREEHOLD

Landmark Dual-Aspect Period Home With Original Features and Gated OSP - CHAIN FREE.

This uniquely charming period home straddles both Grove Park and Camberwell Grove. Built in the Georgian era and augmented in the Edwardian years, it's a landmark property boasting over 960 Sq Ft of characterful accommodation. The home has been under one family ownership for almost a century - indeed the current owner's grandfather purchased the house in 1932! Enjoying a dual aspect over the much coveted leafy streetscape of the Camberwell Grove conservation area, the property dons pretty fireplaces, picture rails and arched sash windows. It has been lovingly maintained and has some sympathetic styling throughout. There's even an adjoining garden with direct gated access for the SUV! The accommodation is perfectly versatile offering 3 bedrooms, 2 reception rooms, study/nursery, kitchen and modern bathroom. The location leaves as much to rave about. Camberwell Grove offers some of the finest Georgian, Regency, Victorian and Edwardian homes in our fair city. Tree lined and keenly placed for every convenient amenity, you'll find yourself rarely roaming far from home. When you do, Denmark Hill station is just a five minute amble for swift services to the city and beyond. East Dulwich station is just a touch further and supplies yet more regular central connections. Peckham, Brixton and Dulwich are all within easy reach. Even closer on foot are the endless delights of Lordship Lane. There are plenty of shops nearby including a host of independent food shops on Camberwell Church Street and Camberwell Green, plus a new, modern library and playground. The house also comes with a key to the much loved Lettsom Gardens - a sprawling and treasured nature garden just one minute from your front door.

The exterior is delightfully quaint with picket fencing, pretty dormer windows and a wide classical arch. A neat front garden leads to the original door with banham locks and misted panes. The inner hall first introduces a reception on your right which peers to the Grove Park side through a triptych of sash windows. Further enticements include a lovely feature fireplace with coal effect gas fire.

A further reception faces over Camberwell Grove through two arched sash windows. It's a dual aspect room with plenty of light and could easily make a double bedroom depending on requirements. This resides in the original part of the house. Next comes the dining room with sash window, original fitted storage and access to the galley kitchen. This is well stocked with contemporary cabinets, solid wooden counters, a four ring electric hob, oven, integrated fridge, freezer and dishwasher and some lovely tiled splashbacks. A door leads from here to the gravel bed garden which is leafy and pleasant and offers direct gated access for the car from Grove Park.

Upstairs you find a pretty landing with raised storage. The master bedroom has a pretty duo of sash windows and fairytale sloping eaves. These continue into a further double bedroom which has a dainty feature fireplace. The single room in between will make a fine nursery or study. The fully tiled bathroom completes your tour with a pristine white suite, frosted sash window and heated towel rail.

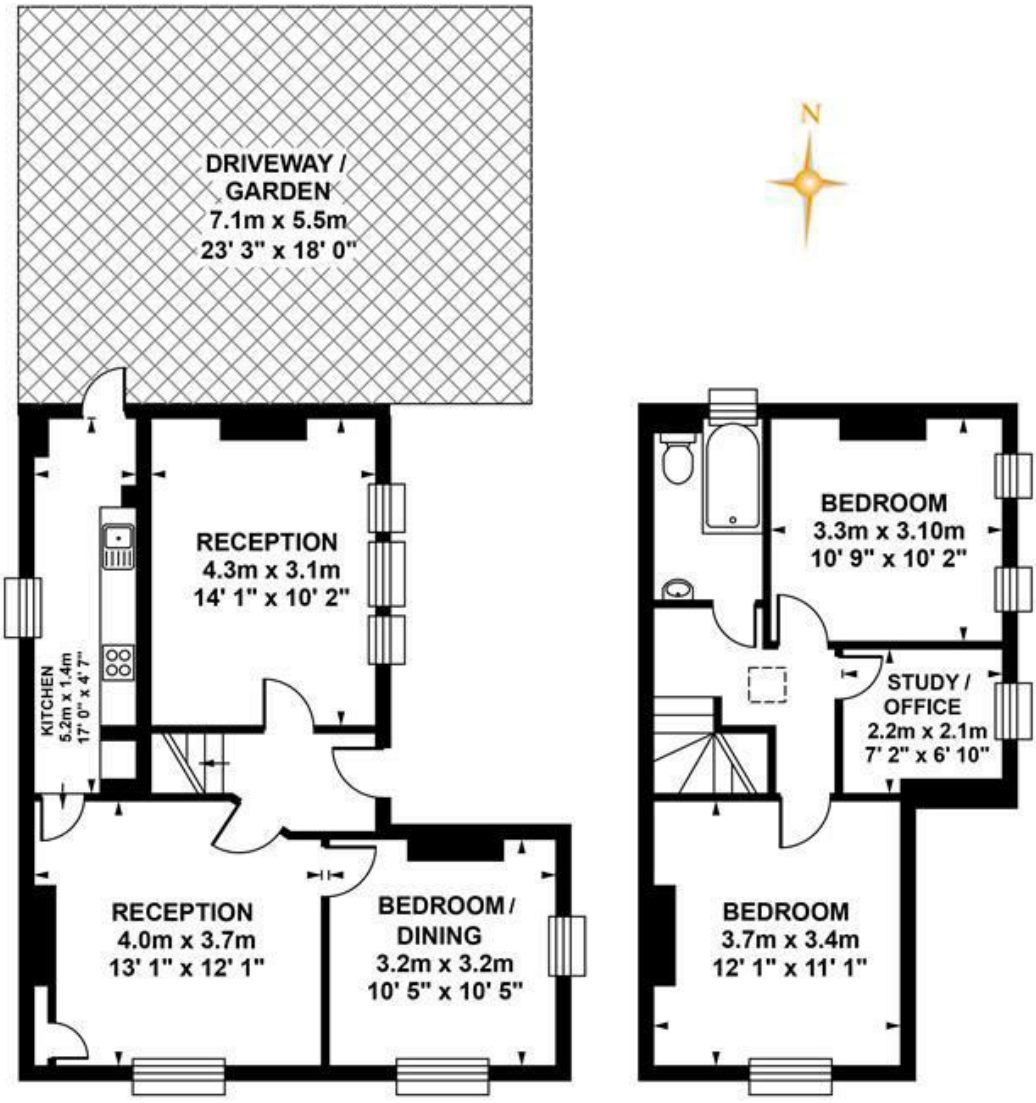
The transport options are excellent; Denmark Hill station (Zone 2) for fast, regular services to Victoria and Blackfriars is a five minute walk away. The highly rated London Overground line offers an outer orbital route around London and also serves Denmark Hill. Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water) are all easy as pie to reach. There are also a multitude of buses running on either Grove Lane (two minutes away) or Camberwell Church Street (a seven minute walk) into the City and the West End. Local eateries will keep you perpetually calorie counting - we love The Camberwell Arms, a winner of the Observer Food Monthly's Best Sunday Lunch award, five minutes down the Grove. 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 is a short hop and you have the Butterfly Tennis Club on your doorstep.

Please note - right hand corner of property was underpinned in or around 1998. No further issues. Contact 020 7952 0595 for more information.

Tenure: Freehold

Council Tax Band: F

GROVE PARK SE5
FREEHOLD



GROUND FLOOR

Approximate. internal area :
51.70 sqm / 556 sq ft

FIRST FLOOR

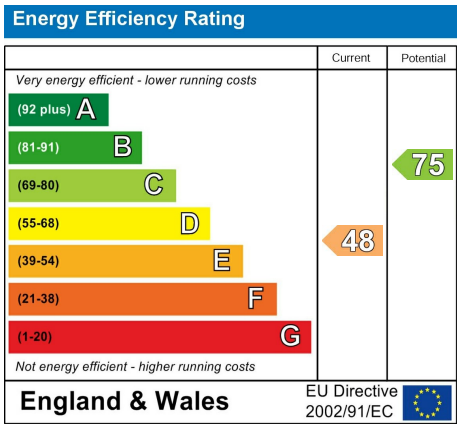
Approximate. internal area :
38.20 sqm / 411 sq ft

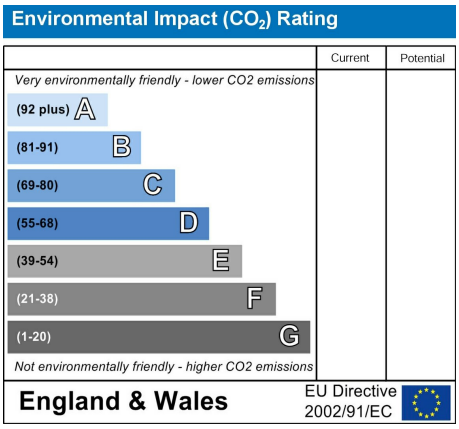
TOTAL APPROX FLOOR AREA

Approximate. internal area : 89.9 sqm / 967 sq ft
Measurements for guidance only / Not to scale

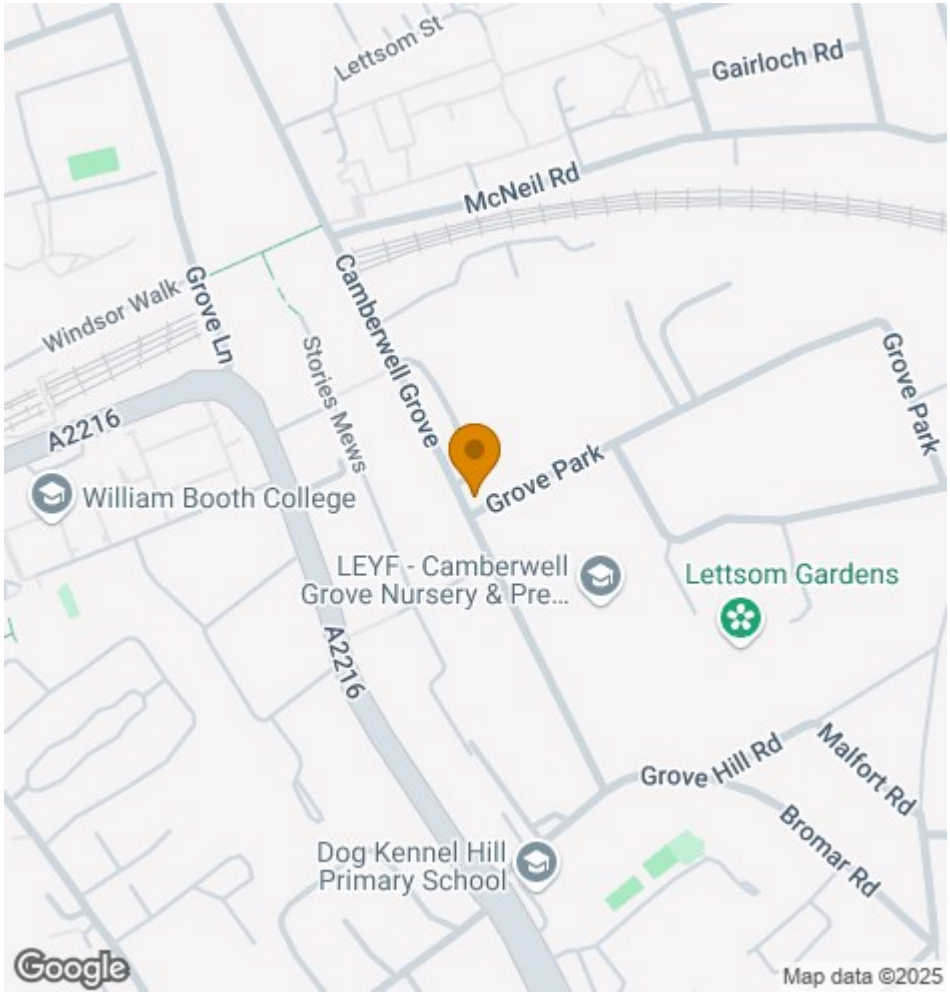
GROVE PARK SE5

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