

GROVE LANE, CAMBERWELL, SE5
LEASEHOLD - SHARE OF FREEHOLD
OFFERS IN EXCESS OF £450,000



SPEC

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Lease Length : 103 on the underlying lease

Service Charge : n/a

Ground Rent : n/a

FEATURES

Bright and Airy Accommodation

Excellent Location

Handsome Period Building

Share of Freehold



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Tempting One Bed Pad in Imposing Building - CHAIN FREE.

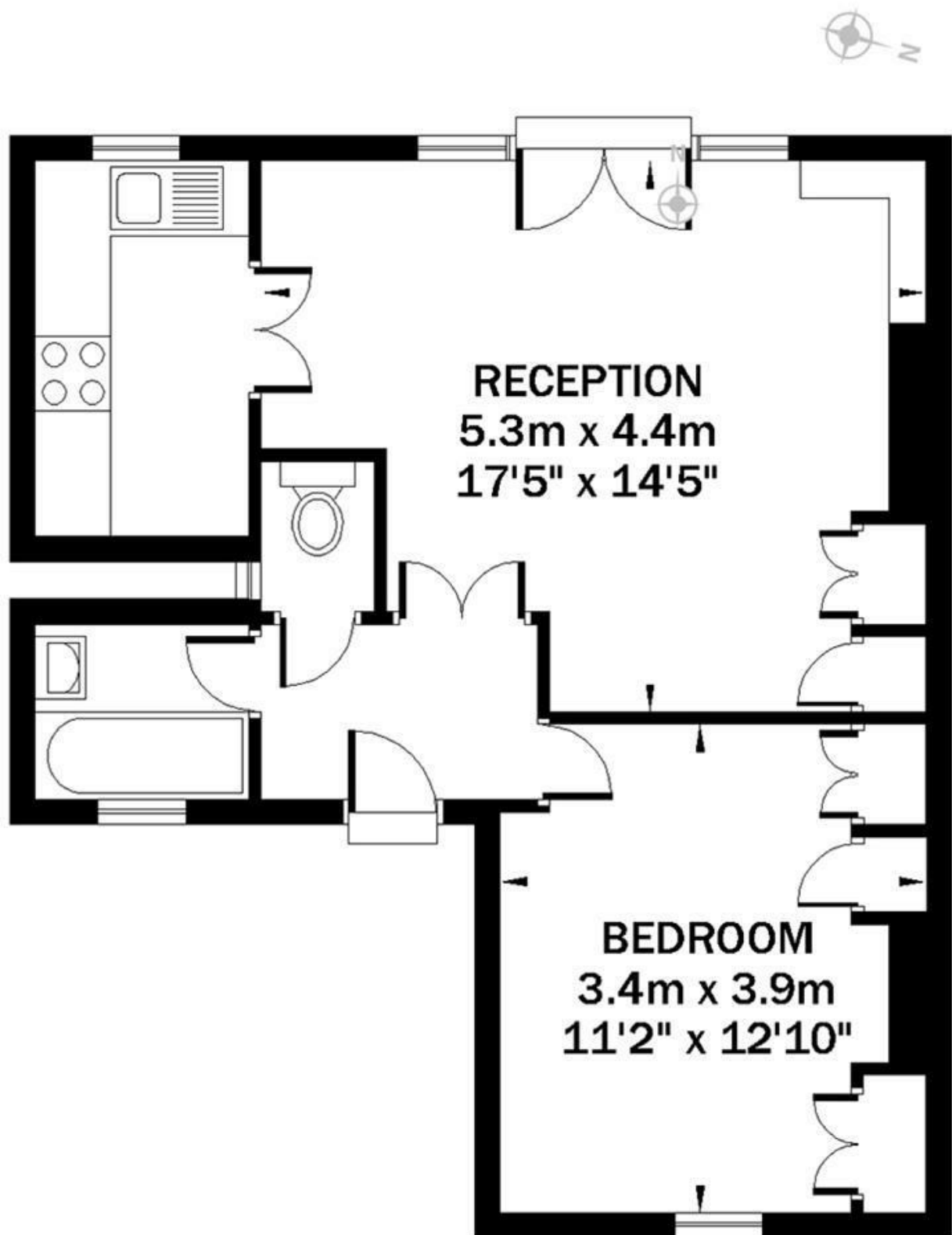
Well positioned on the Camberwell/East Dulwich borders is this smart, light and nicely arranged one bedroom flat on the first floor of a handsome Georgian semi. Very high ceilings and a splendid floor-to-ceiling window in the reception room contribute to the airy, spacious feeling. Inside it is well presented, spacious and full of light. First time buyers take note!

Up tidy communal stairs to the flat door and you enter a small lobby which gives access to all the rooms. First on the right is a peaceful double bedroom, with fitted wardrobes and a lovely, tall casement window overlooking trees and greenery. Next (facing the flat door) are attractive, glazed double doors into a very large reception room with more superb windows - floor to ceiling this time - over Grove Lane. Tucked neatly to the left, and through more nice glazed double doors, is a kitchen, with pretty cream units in an L-shape, a sink under the window and oak floors. Back in the hall is a w.c. with natural light from a small window and then you have a separate bathroom, simple and smart, mainly in white with a mixer tap with shower and brick effect tiling. NB. There has been almost £40k of improvements made to the building in recent years, including roof repairs, repointing and painting of exterior walls, repairing and repainting of windows, and installation of a new entry phone system and outdoor security light.

Located towards the top end of Grove Lane, this flat puts you in a great position for both the bars and eateries of Camberwell Church Street and good shopping in East Dulwich. We love The Camberwell Arms for some tasty nosh and the ever popular Hermit's Cave for a pint of black. You are two minutes from a very large Sainsbury's (next door to Dulwich Hamlet FC) and five minutes from some great food shops in Lordship Lane. Denmark Hill station is five minutes away on foot, with East Dulwich 12 minutes in the opposite direction. The 176, 185, 40 and 484 will whisk you to the West End or The City from just around the corner, with further buses just a stroll away at the foot of Camberwell Grove. For greenery or a tennis lesson, Ruskin Park is just a couple of minutes beyond Denmark Hill.

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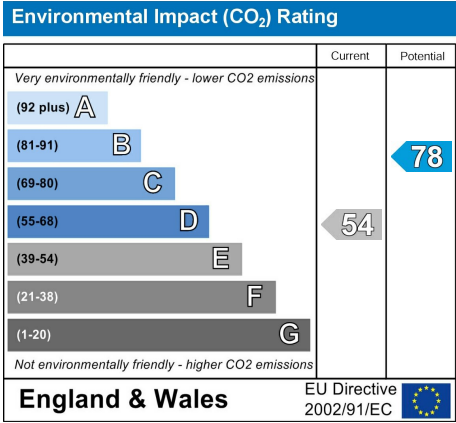
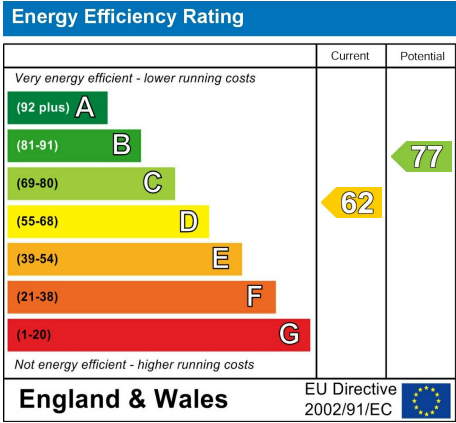
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FIRST FLOOR
Approximate internal area : 47.43sqm/510.53sqft

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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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