

CAMBERWELL GROVE, CAMBERWELL, SE5
FREEHOLD
£2,425,000

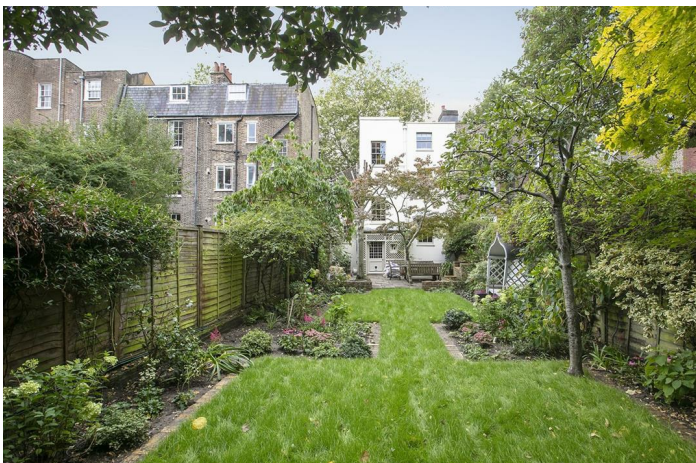


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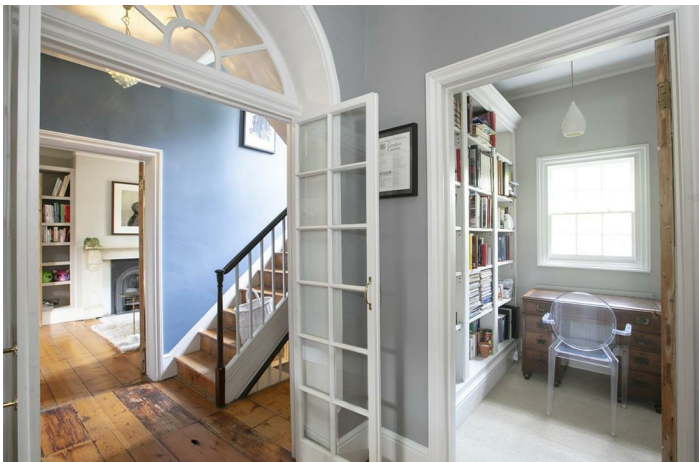
Bedrooms : 5
Receptions : 3
Bathrooms : 2

FEATURES

Stunning Period Features
Elegant Sympathetic Styling Throughout
Backing onto St Giles' Churchyard
Lush Sunny Rear Garden
Working Period Fireplaces
Freehold
Video Tour Available



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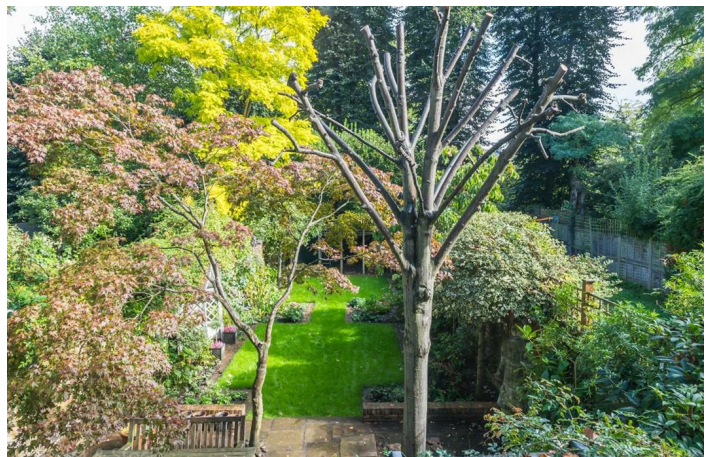
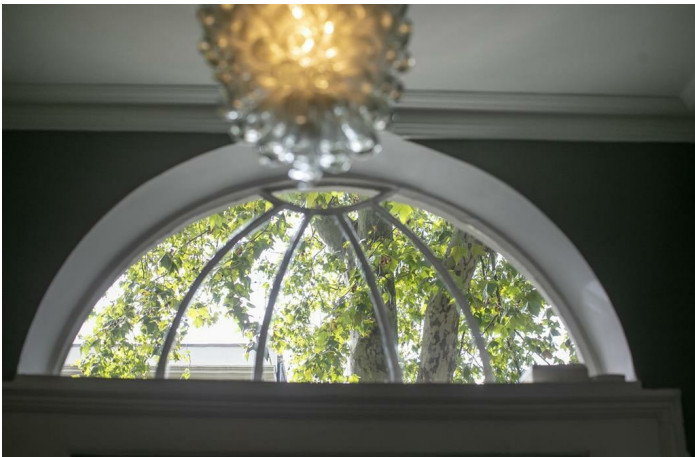
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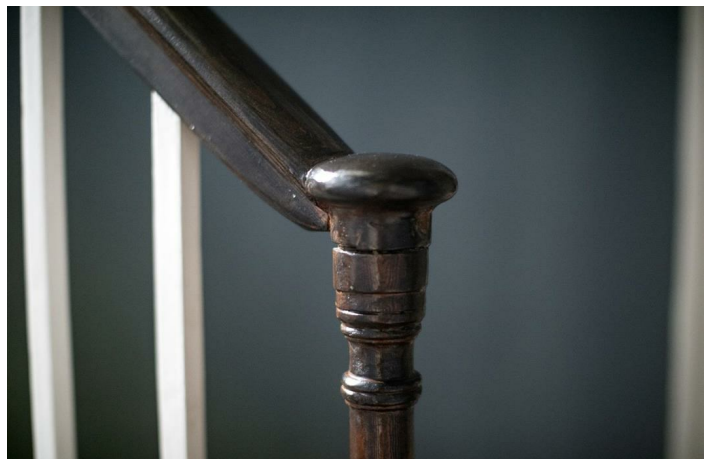
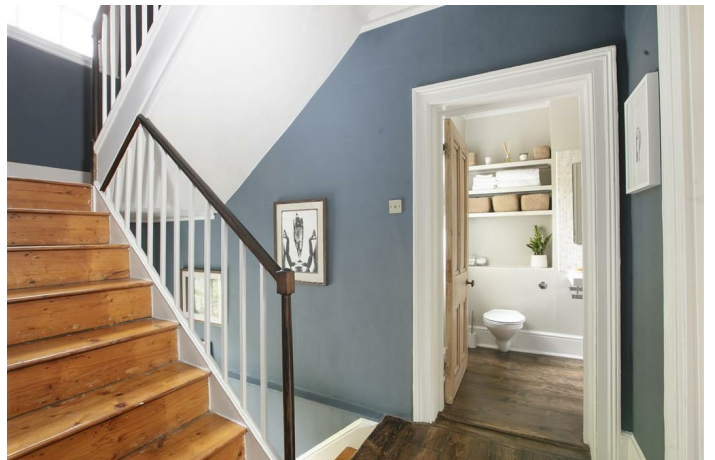
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Gorgeous Grade II Listed Five Bedroom Georgian Home With Original Features and Pretty Garden - CHAIN FREE.

From its exquisite Georgian exterior to its fireplaces, cornicing and sash windows, this gracious five bedroom home, built in 1785, retains a most impressive sense of original charm. Spread over four bright, tasteful floors, the property has been lovingly restored and perfected to include thoughtful and sympathetic décor throughout. The accommodation comprises three reception rooms, a large kitchen/diner, five proper double bedrooms (master en suite), bathroom, shower room, guest wc and utility room. A windowed half-landing between each upper floor allows a flood of light throughout the landings ensuring an airy bright living environment. The lush, sunny rear garden is not overlooked and stretches to a generous 27 metres in length. It's quite a rarity for this part of the Grove. Extensive vault storage is the cherry on the cake. Whilst only a mere two miles from Westminster, Tate Britain and the Imperial War Museum, Camberwell Grove supplies an exceptionally tranquil boulevard, lined with lush cathedral-like Plane trees. It hosts some of south London's finest period properties. The very excellent Lyndhurst Primary School is but a few moments' stroll as is the Camberwell Art School. The Dulwich Foundation schools are all a short drive or bus ride away. 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).

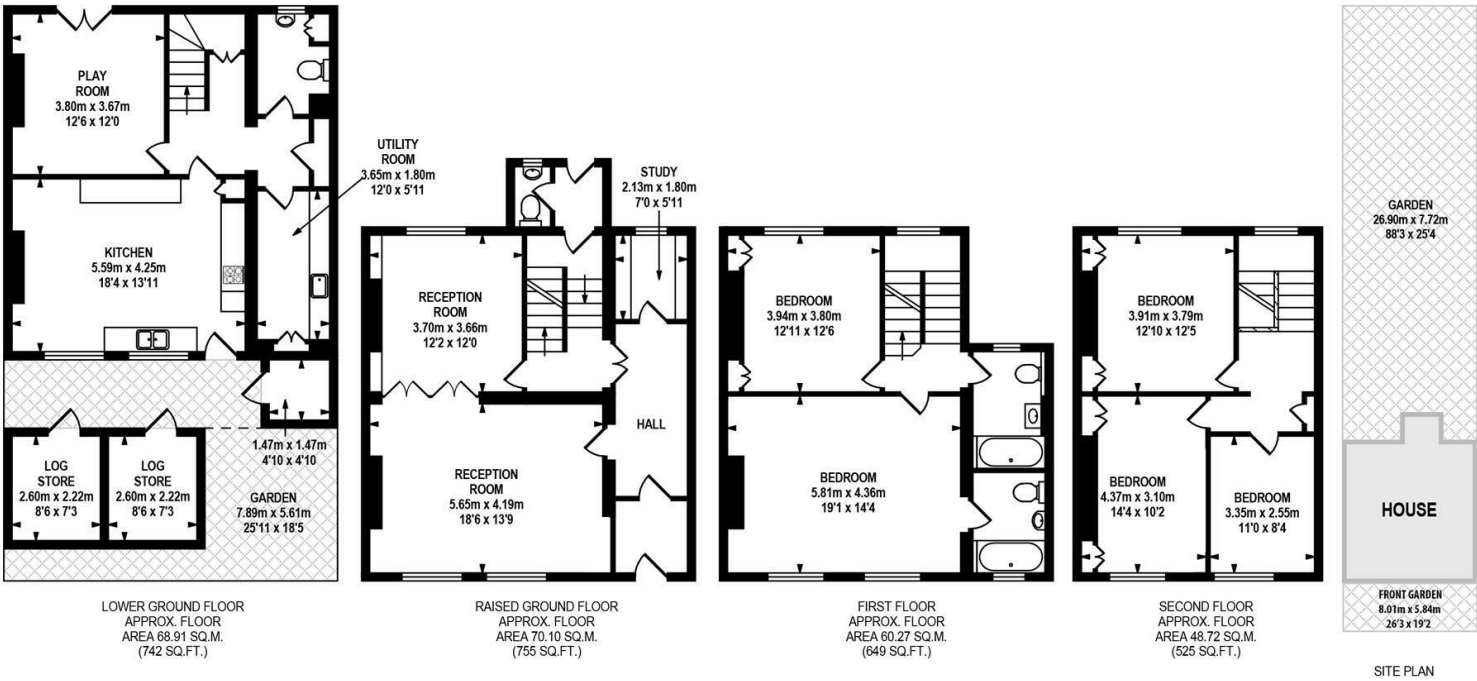
A wide front garden with expertly shaped hedging invites you off the Grove. Farrow and Ball's 'Railings' graces the metal work and balustrades, leading up to your original door. This is crowned by a delightful Georgian fanlight and dons a brass knocker set. There are entrances on both the ground and lower ground levels. The main entrance lobby and inner hall enjoy two further arched fanlights and tasteful grey walls - indeed the entire house is thoughtfully presented in Farrow and Ball, Sanderson and Little Green Paint tones. Aged original floorboards continue left to a most impressive L shaped double reception. Separated by hinged period double doors, the space offers two handsomely proportioned rooms or one truly cavernous space. There are working period fireplaces with marble mantels at either end, tall original sash windows with vertical box shutters, cornicing and ornate original ceiling roses. Bespoke bookshelves sit snugly in the rear chimney breast.

A study space with garden views and more shelving sits to the rear of the entrance hall which wraps around to the main stairwell. A neat WC sits next to the garden access point on the lower return. Heading down to the lower ground floor landing you find beautiful York flags porcelain tiles, laid to a traditional 'four tile' pattern. These continue throughout much of this floor. You'll fit the Dyson, Mr Muscle and feather dusters under the stairs. The kitchen/diner has a Georgian dresser, country-style cabinets and a wealth of Quartz granite counter space. Appliances include a four ring gas hob, double NEFF oven, dishwasher and there's a fancy double butler sink too. A front aspect door leads to two deep vault storage spaces in the front garden - perfect for storing all your winter logs. The separate utility room hosts more cabinet space, a sink and plumbing for the washing machine. A further reception space with pretty marble mantel offers garden access through French doors and there's another handy wc to complete this level. The garden is a most special space with stunning views over St Giles' Church spire. Spanning an impressive 88 ft x 25ft, it is not overlooked from the rear making it reassuringly private. It's easy to forget you're so conveniently located. Cleverly laid out to enjoy the abundant morning and evening sunlight, it boasts yellow stock brick edging, a brick-built barbeque and remote controlled external lighting. A rather regal lion head water-feature stands guard on the left wall. Mature Acer and Whitebeam trees afford the rear of the house dappled shade and a Strawberry tree sits down by the rear paved terrace. The rear elevation is freshly rendered and presented in Farrow and Ball. A slightly darker shade on the sash windows offers a pleasing contrast.

Heading upward to the first floor you enjoy a splendid rear garden vista framed through a large sash window which supplies a flood of light over the landing. A sumptuous master suite fronts the Grove running full the building's three window width to include a charming en suite bathroom. This enjoys Lefroy Brooks fittings and a gorgeous blue feature wall. The bedroom boasts cornicing, a working period marble fireplace and some rather gorgeous bespoke wooden box shutters. Those polished 'Paladin' radiators are simply delightful and the Murano glass chandelier finishes the space to perfection. A second double bedroom faces rear over the garden with a splash of designer wallpaper over the feature fireplace. Bespoke storage and more vertical shutters continue the period charm offensive. The first floor is completed by another pretty bathroom with 'Lefroy Brooks' fittings. Upward bound once more to the second floor you meet two nicely proportioned double bedrooms fronting the street. The leafy canopy of London plane trees outside offers wonderful dappled light to each. One of the rooms is currently laid out as an office. A fifth fabulous double bedroom completes the tour with the loftiest of the garden views. The spire of St Giles' church peeks in politely too. All the bedrooms enjoy silk carpeting, Lassco glass handles and more plush polished 'Paladin' radiators.

The Camberwell Grove Conservation 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. In addition to the unbeatable rail links, there are also a multitude of buses running close by on Camberwell Church Street into the City and the West End. There's a plethora of eateries nearby and the excellent Crooked Well is 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. 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.

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WOOSTER & STOCK

TOTAL APPROX.FLOOR AREA 248.00 SQ.M. (2671 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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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