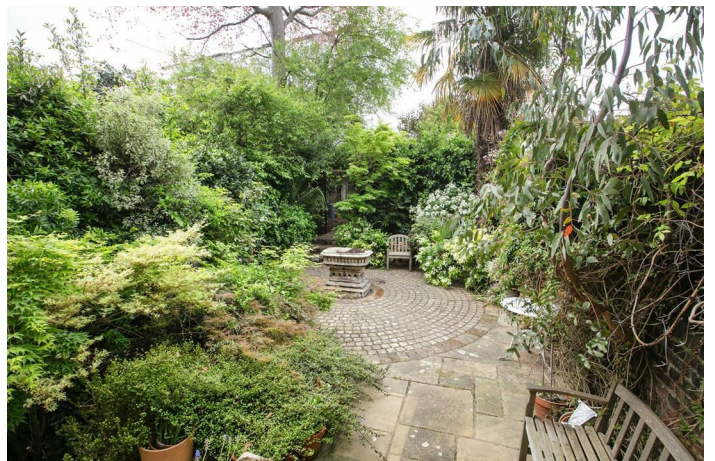


CAMBERWELL GROVE, CAMBERWELL, SE5
FREEHOLD
OFFERS IN EXCESS OF £1,500,000



SPEC

Bedrooms : 4
Receptions : 2
Bathrooms : 2

FEATURES

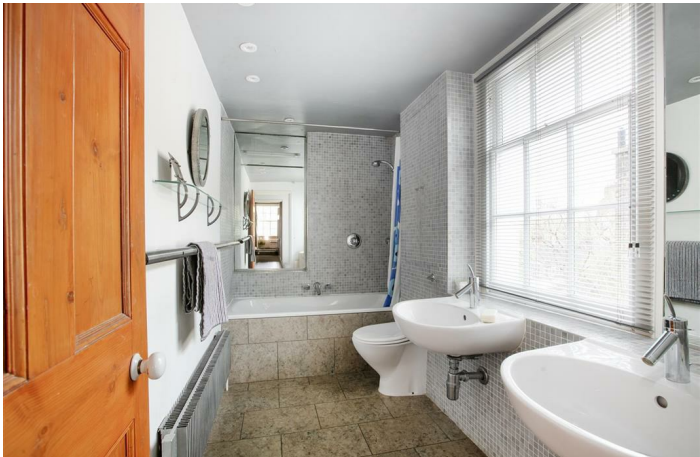
Grade II Listed
Four Wonderful Floors
Generous 50 ft Rear Garden
Abundant Fitted Storage
Original Fireplaces
Freehold



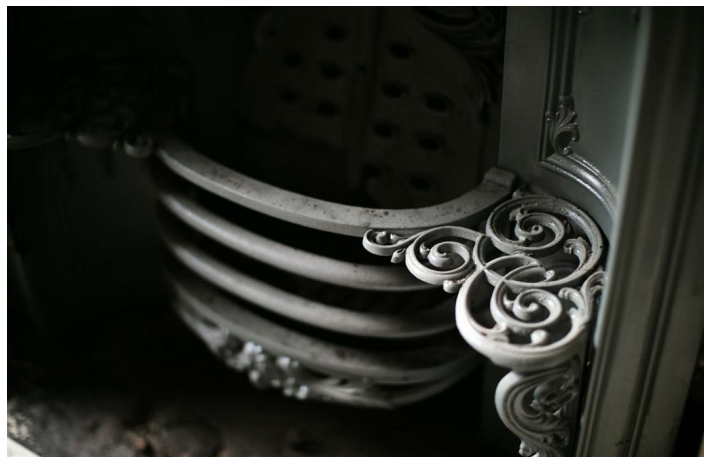
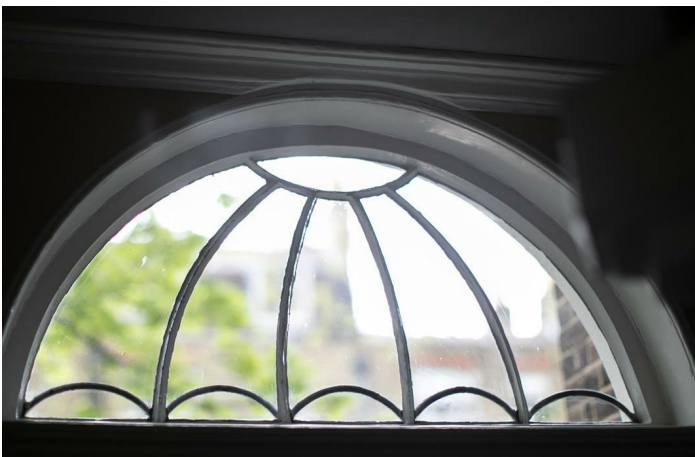
CAMBERWELL GROVE SE5
FREEHOLD



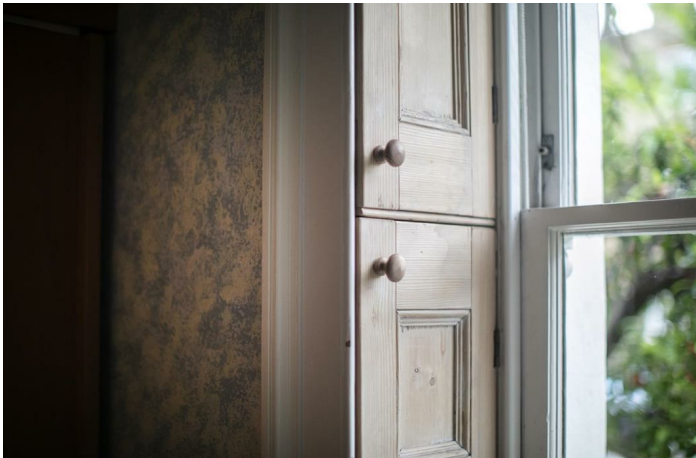
CAMBERWELL GROVE SE5
FREEHOLD



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FREEHOLD



Beautiful Grade II Listed Georgian Four Bedroom Home on Best Street - CHAIN FREE.

This four bedroom Georgian home enjoys a prized spot on the best part of what is arguably the best period row in southeast London. Boasting a coveted east/west aspect and four floors of symmetrical, well arranged rooms, the property comprises four large double bedrooms, two/three reception rooms, large kitchen/diner, bathroom, utility room, additional utility, guest-kitchenette and sauna. A generous and leafy west-facing rear garden promises a fine spot for r&r. The property sits 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 Camberwell Arms, a winner of the Observer Food Monthly's Best Sunday Lunch award, a short walk down the Grove, as are Silk Road and Ganapati's in Bellenden Road. Even closer is the wonderful Kerfield Arms which has been afforded a Michelin Star! Camberwell School of Art and the Dulwich Foundation schools are all a short drive, bike or bus ride away. 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.

The exterior sits amidst abundant leafy period loveliness. Original railings open to your front garden which invites you to the grand original doorway which is crowned by an arched fanlight. Inside you meet a long entrance hall with original cornicing and a vaulted skylight. There's also generous storage for brollies, shoes and coats. An inner hall supplies access to your front-facing formal dining room where fitted storage, cornicing and an original feature fireplace set the tone. The kitchen/diner faces rear over the garden with abundant cooking and storage. Adjoining is a boot room with vaulted ceiling and garden access. There is also fitted storage which connects to the hall storage point great for moving larger items. The garden is an absolute delight! 50ft of mature leafiness with plenty of shrubs, trees and hedging.

Heading to the lower ground floor from the inner hall you find a front-facing double bedroom/reception space. An adjoining kitchenette makes it handy for the more independent of your guests. Also off the lower landing is an L-shaped, fully tiled shower room and two separate storage points. A rear-facing reception/bedroom offers access to a bijou patio, utility room and the sauna. Upward bound to the first floor you're greeted with a side aspect sash window and an impressive run of fitted storage stretching the full 9 metres of the floor. The space flows open-plan to afford comfortable lounging, study and formal dining areas. Two front aspect sash supply views over the grove and a gorgeous original feature fireplace. A further extra-wide rear aspect sash window peers over the garden next to integrated desk space.

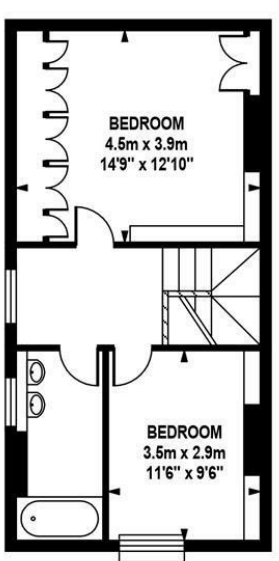
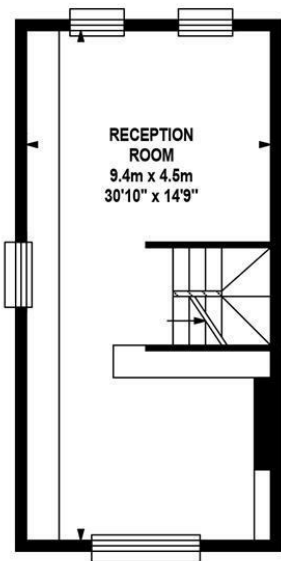
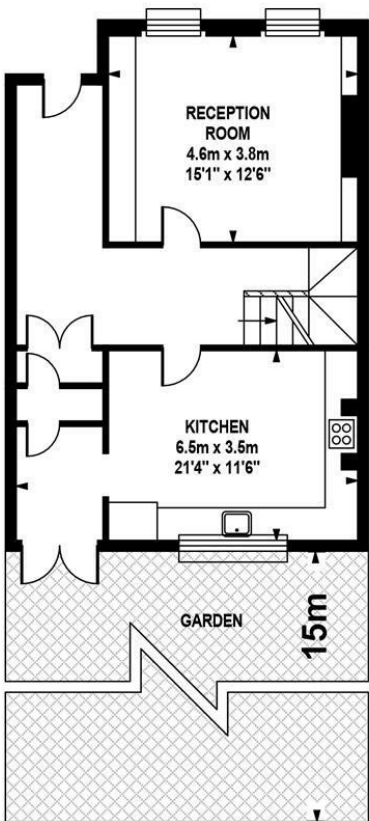
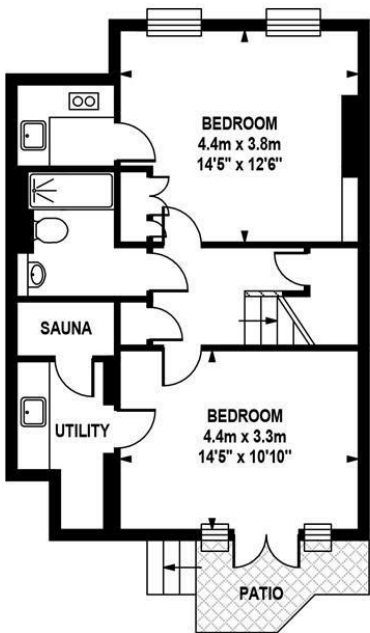
The final climb rewards with a bright upper landing, kept light and airy by a side-facing sash window. The front facing bedroom, arguably the master room, has a lush, lofty and leafy streetscape along with a wall of hardwood bespoke wardrobes and integrated low level storage units. There's matching integrated desk on the landing. A further rear aspect double bedroom enjoys sliding door storage and the best of the garden views.

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



TOTAL APPROX.FLOOR AREA

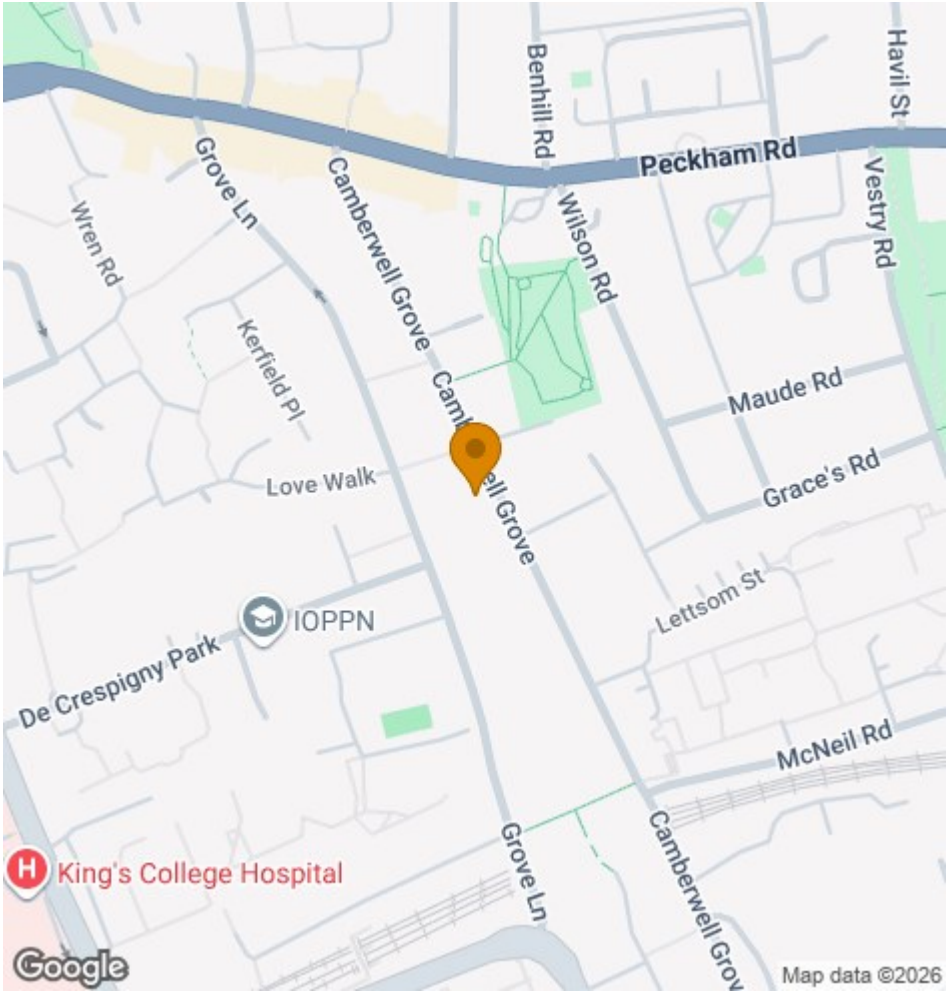
Approximate Internal Area :- 197.04 sq m / 2121 sq ft
Measurements for guidance only / not to scale

CAMBERWELL GROVE SE5
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 CO2 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 CO2 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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