

WOOSTER

&

STOCK

GROVE PARK, CAMBERWELL, SE5

LEASEHOLD

£1,300,000



SPEC

Bedrooms : 4

Receptions : 1

Bathrooms : 2

Lease Length : 993 years remaining

Service Charge : Approx. £1800 per annum

Ground Rent : £150 per annum

FEATURES

Top Quality Bespoke Interior

Huge Private Rear Garden

South Facing

Private Patio Garden

Wonderful Crittall Glass Feature Wall

Heatmiser Digital Underfloor Heating



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Astounding Three and a Half Bed Split Level Period Conversion With Huge Private Garden - CHAIN FREE

We are proud to present this truly magnificent three and a half bed period palace. Spread lavishly over the ground and lower ground floors of a stately period building, the property has been recently renovated throughout, to include an impressive array of top quality fixtures and fittings. This includes engineered oak flooring, bespoke joinery, a top notch contemporary kitchen-diner and a feature wall of Crittall glass doors that will knock your socks off. At over 1400 sq ft, the property lets you spread your wings wide. The accommodation comprises a huge kitchen-diner, stunning reception with views of and access to your private, private south facing 90 ft walled garden, three lovely double bedrooms, a further bright single bedroom/study, shower room and family bathroom. The property has underfloor heating throughout with different zones controlled digitally by a Heatmiser App! It's an abode of unique quality, style, ingenuity and comfort. Add to these charms a much loved, leafy and mature location awash with period architecture and abundant friendliness and we just may have London's finest flat! From here you can sample the many delights of Bellenden Road, Camberwell and Peckham within an easy, quiet stroll. Transport is taken care of with nearby Denmark Hill Station offering fast, frequent services to London Bridge, Elephant and Castle, Blackfriars and the fantastic London Overground Line to Shoreditch, Clapham and Canada Water for the Jubilee Line.

The building is beautifully presented and sits behind mature, well-maintained leafiness. There's a shared off street parking space - great for visitors. Recently instated 11am-1pm residents only parking restrictions keeps Grove Park free of commuters. Your huge, covered front door offers a private entrance. The inner hall greets you with those beautiful wooden floors and matching oak fitted units. Dead ahead you spy the first of your leafy garden views. The space has a real sense of depth. To your left lies the kitchen-diner which has a lovely window seat in the wide bay of double glazed sash. It's the perfect spot for formal and family dining. A further side aspect window with stained glass sits over your slick, contemporary cabinets and counters which run on two walls. Integrated appliances include fridge, freezer and dishwasher. The four ring gas hob and oven sit on the rear wall. A bespoke moveable unit, designed by the same architect, offers further dicing and slicing space. The far side of the hall supplies a fab shower room with double shower, loo and wash hand basin. Swanky handmade wall tiles make the place sparkle and you'll note bespoke recessed sliding doors. They're in abundance throughout. Your bright single bedroom/study peers front.

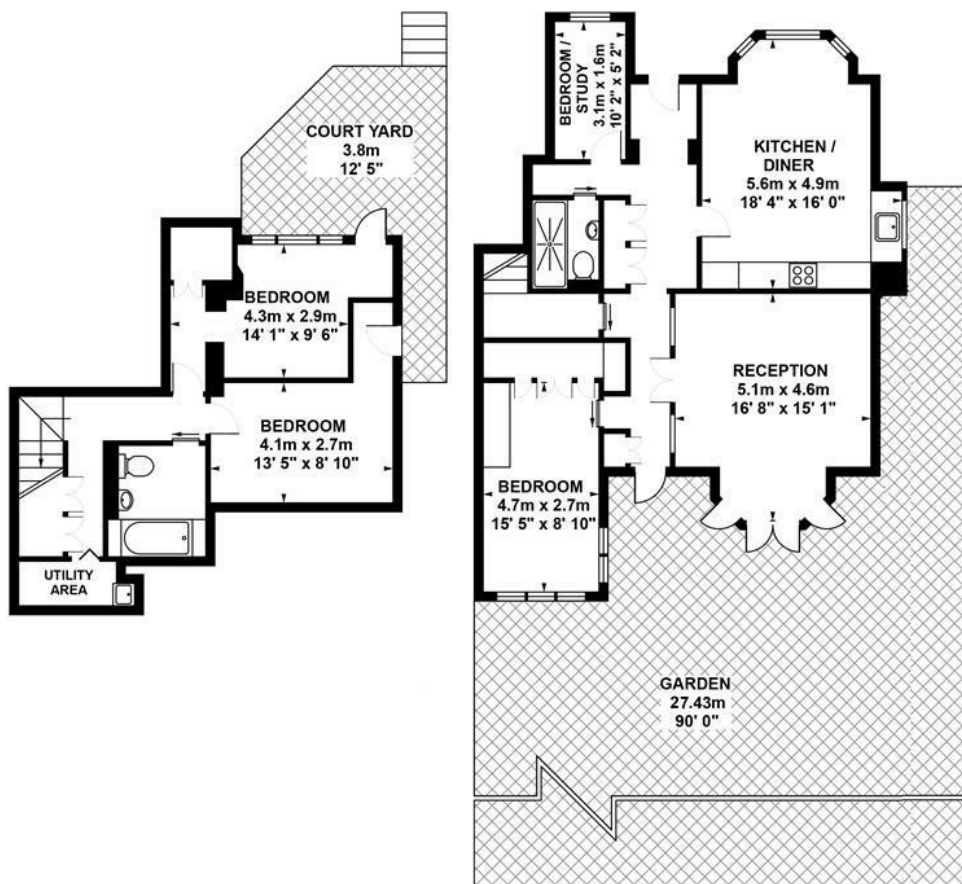
Head along the hall toward a glass pane door which leads to and frames your beautiful walled rear garden. That jaw dropping wall of Crittall windows and double doors opens left to the reception room. Your rear bay window also opens to the garden where you find a brick bed patio and lengthy lush lawn. Original tessellated period tiling trims the bay window. The garden enjoys privacy on all sides - as well as mature magnolia and fig trees. You'll enjoy abundant bird watching opportunities too! The current owners have even spied the odd Heron. A spacious side return leads via brick bed path to the front garden. Back inside you find your first double bedroom completing the ground floor with a row of deep fitted storage units. The extended rear section of the room is clad in the same sumptuous engineered oak as the floors and storage points. Bi-folding windows open fully to offer an unbeatably airy space. It really invites the garden inward.

Heading downstairs via wide oak treads and risers you find a long L-shaped lower landing with yet more storage. Your second double bedroom fronts the street with storage, quality carpeting and a front wall of glass. This affords you access to your private front patio. Your third double comes next in line enjoying further access to the patio. Your main bathroom is gorgeously tiled and has a sleek white suite, wash hand basin and mirrored, heated cabinets. Last but not least comes a handy utility area with butler sink and a cupboard that houses the washing machine and tumble dryer.

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 has completed its outer orbital route around London and also serves Denmark Hill. Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water) are now 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. Camberwell Art School and the Dulwich Foundation schools are all a short drive or bus ride away and 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 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.

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LOWER GROUND FLOOR

Approximate, internal area :
45.35 sqm / 488 sq ft

GROUND FLOOR

Approximate, internal area :
85.63 sqm / 921 sq ft

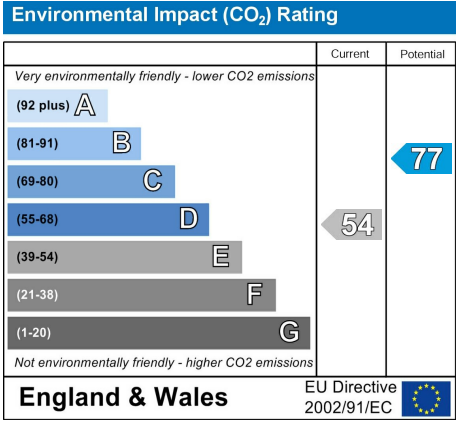
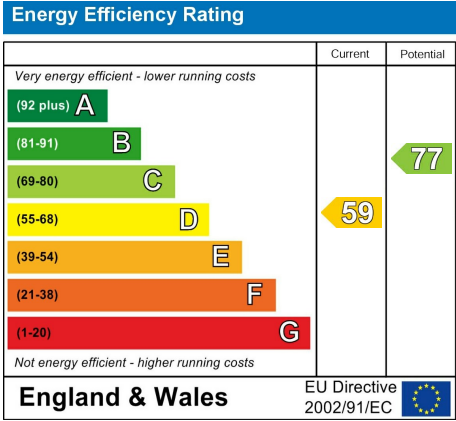
TOTAL APPROX FLOOR AREA

Approximate, internal area : 130.98 sqm / 1409 sq ft

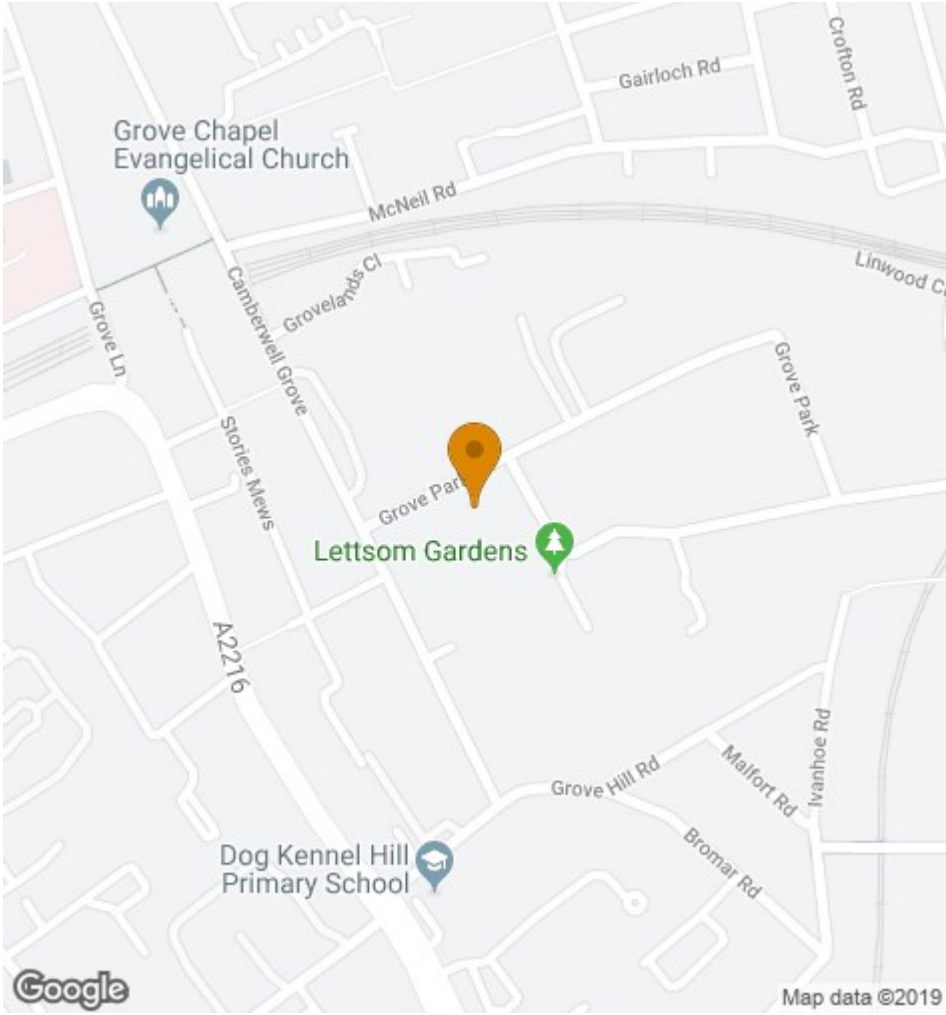
Measurements for guidance only / Not to scale

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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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