

GROVE LANE, CAMBERWELL, SE5

FREEHOLD

£2,500,000



SPEC

Bedrooms : 6
Receptions : 3
Bathrooms : 4

FEATURES

Grade II Listed
Five Bedrooms
Self Contained One Bed Flat
Top Notch Fittings
Under Floor Heating in Bathrooms
Period Fireplaces
Refurbished Sash Windows
West Facing Garden
Freehold
Virtual Tour Available



GROVE LANE SE5

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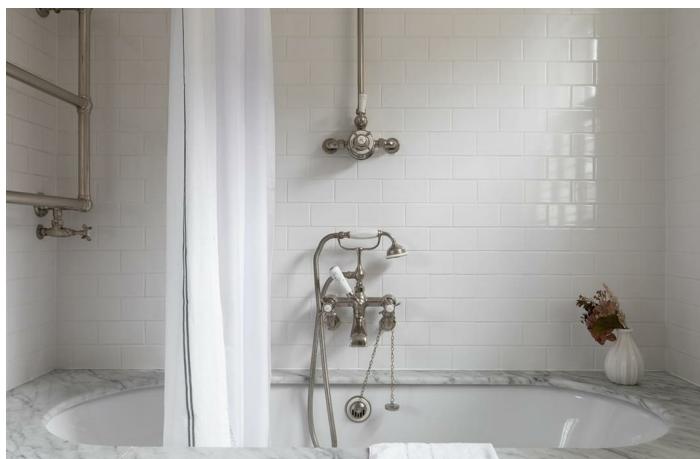


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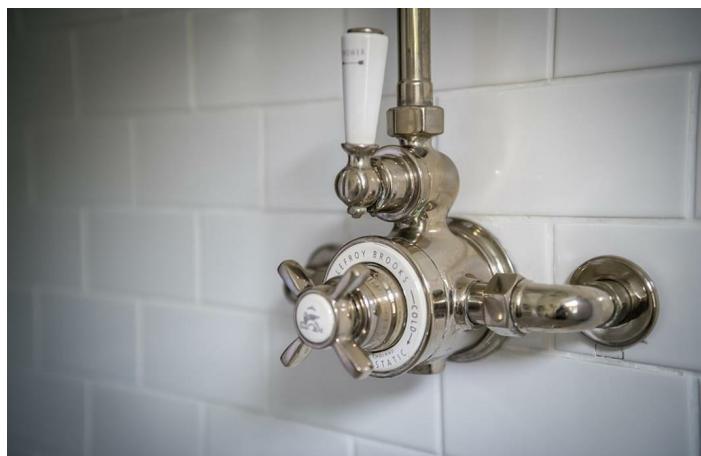
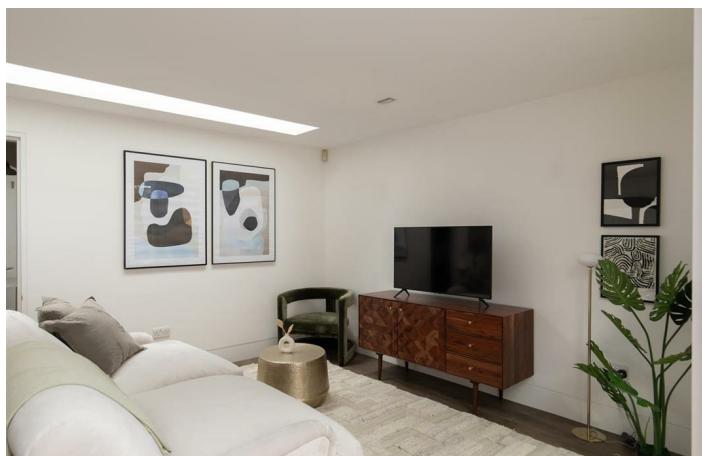


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Sensational Grade II Listed Five Bedroom Georgian Townhouse C. 1785 with West Facing Garden and Self Contained One Bed Flat

Extraordinarily charming, this Georgian dreamboat (circa 1785) rests within an impressive row of similar architecture along the much loved Grove Lane. Sweeping over four floors, the house has been elegantly and sensitively refurbished and augmented over the years and manages to impress equally inside and out – you'll undoubtedly have passed by these houses on your way down to Camberwell Road and marvelled at the deep front gardens. The decor is sublime and perfectly sympathetic to the period. Grove Lane is marvellously mature and magically convenient. You're within a stroll of the countless culinary attractions of Camberwell. Bars abound too. Transport is taken care of with nearby Denmark Hill station which is also on the London Overground Line. There are even tennis courts directly opposite and you can spy the wonderful spire of St Giles' church.

You'll notice the house has arched ground floor sashes, a typical crescent window above the front door and box sashes to the levels above. Twin vaults lie under the front garden accessed from the lower floor and these make ideal dry storage/wine cellars. Up three stone steps to enter at hall floor where you'll find an arched fanlight over the original door and wonderful painted timber floors with complimentary shades on the skirting boards. To the right you meet that wonderful, interconnecting dining room and kitchen. Overlooking the rear is the kitchen, expertly designed and crafted by The White Kitchen Company. The units are 'Lamp-Black' by the Little Greene Paint Company. Aged brass handles offer a lovely contrast and the worktops are Ceasarstone in a beautiful 'Noble Grey'. There's also a deep Butler's sink, integrated SMEG fridge, dishwasher and SMEG range cooker. Delightful rear garden views can be enjoyed through a tall sash window. The dining room sits politely over the front and has a working fireplace, cast iron radiators (as throughout), high skirting boards and impressive twin sash windows. Toward the rear, a short flight of stairs will land you on the rear half landing to find a peaceful study with access to the garden and fitted shelving. Continue down again to the lower floor which is home to two double bedrooms – the rear facing room has French doors leading directly out to the lower patio and garden while the front facing room has a working gas fire (it's currently disconnected, however, can be easily reinstated). Both rooms have an immaculate décor. A gorgeous shower room with Carrera marble, Lefroy Brooks fittings, wood paneling, underfloor heating and a walk-in shower will entice you further. Under the stairs you'll find a deep cupboard next to a second cupboard just outside the shower room.

Similar in layout are the first and second floors. Each share lavish double bedrooms facing the rear of the house, with a bathroom serving each floor (again, more Carrera marble and underfloor heating). Across the front, the first floor has a majestic reception room with twin box sash windows, cast iron radiators, period fireplace and bespoke fitted cupboards with mirrored doors. However, the second floor is home to the master bedroom taking the front spot with integrated wardrobes and a period fireplace. The house has been repainted inside and out in an exquisite palette of Farrow and Ball. All windows have been refurbished and the ground and lower floors have been rewired.

The west-facing garden will delight and impress. It's low-maintenance with an array of trees and shrubs and beautiful York paving. At the end of the garden is a studio/self contained one bed flat offering generous living area, bedroom, nifty kitchen and shower room. Throughout the accommodation, rectangular skylights provide masses of light and the space has a further access point. The floor to ceiling sliding glass doors provide a magnificent outlook, it is almost as if you are sitting in the garden from here.

The transport options are good, with a multitude of buses running close by on Camberwell Church Street into the City and the West End. Oval Station (Northern Line zone 2) is walkable in around 20 minutes or easy by bus in around 10. Denmark Hill station (zone 2) for fast, regular services to Victoria, Blackfriars and London Bridge is a 7 minute walk in the other direction. 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, three minutes down the Grove. The very lovely Grove Lane Deli is proving a huge hit and we love Theo's pizzeria too. Celebrated boozers include the Hermit's Cave, The Crooked Well and The Grove Tavern. 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 walk away and you have the Butterfly Tennis Club on your doorstep too. The elegant Dulwich Park and Brockwell Park are also a short bicycle ride away.

Tenure: Freehold

Council Tax Band: G

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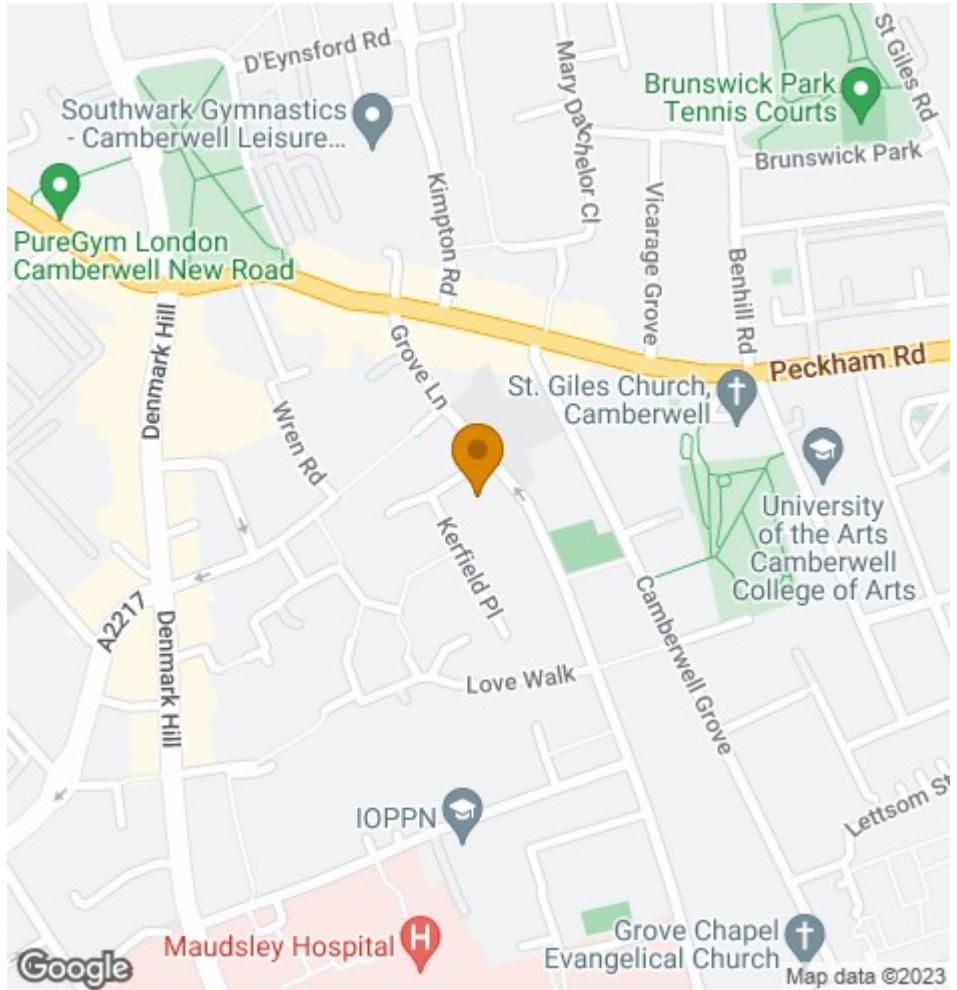
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU 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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