

**CAMBERWELL GROVE, CAMBERWELL, SE5**  
**LEASEHOLD HOUSE**  
**£2,325,000**





## SPEC

Bedrooms : 5

Receptions : 3

Bathrooms : 3

Lease Length: 990 years remaining

Service Charge: £3500 per annum

Ground Rent: £200 per annum

## FEATURES

£700 per square foot approx.

Underground Private Garage

Direct Rear Access

Impressive Proportions Throughout

Landscaped 50 ft Rear Garden

Conservation Area

Virtual Tour Available



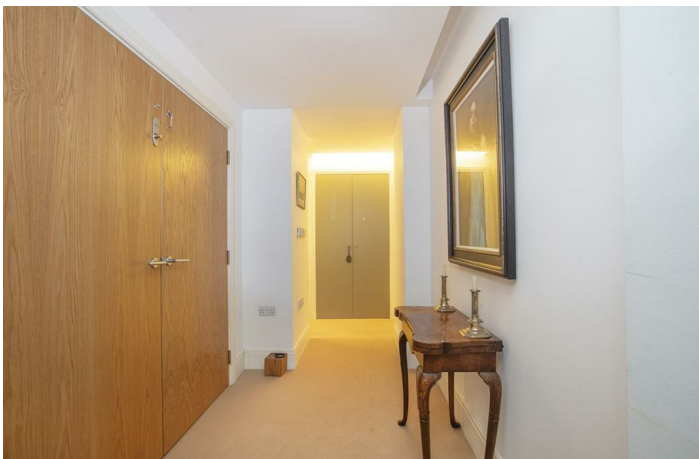


CAMBERWELL GROVE SE5



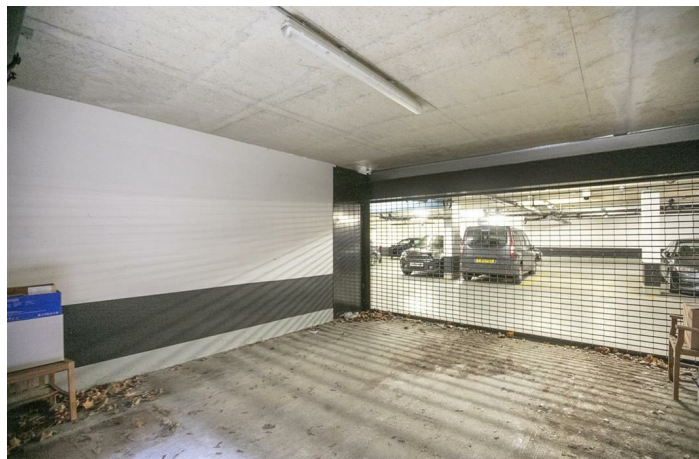


CAMBERWELL GROVE SE5





## CAMBERWELL GROVE SE5



Impressive Four/Five Bedroom Camberwell Grove Home With Garage and Beautiful Garden - CHAIN FREE.

This Georgian-style four/five bedroom home is spread generously over four sumptuous floors, each as fabulous as the last. At £750 per square foot (not including the garage) and £682 per square foot (including the garage) the property provides notably competitive value compared to that of a period property. Taking pride of place at the lower end of the Grove and part of the much coveted St. George development, the home marries perfectly the surrounding period ambiance with contemporary ingenuity. Accommodation comprises a vast kitchen/diner, large study, two first floor drawing rooms, four double bedrooms (master with dressing room and en suite bathroom), bathroom and large guest wc. A wonderfully landscaped and substantial rear garden stretches over 50 ft and supplies a rear access point onto the equally celebrated Grove Lane. The private double garage is neatly tucked underneath the house and accessed via a secure gate on the lower ground floor. Both Camberwell Grove and Grove Lane make the lion's share of the Camberwell Grove conservation which area boasts some of the best Georgian architecture in our fair city.

The row sits well in its surroundings. London stock brick work, high black railings, hedging planters and a first floor Juliet balcony window box all suit the impeccable period credentials of the Grove. Inside you'll fall in love with wide, tasteful and expertly decorated rooms. A handsome period-style front door, painted black with chrome knocker set, is crowned fittingly with an arched fanlight. Step inside to meet your notably generous hallway. It's wide and welcoming with a tiled floor and neutral wall shades. The study sits on your left with two front facing wooden framed sash windows. This would make a fine fifth bedroom - perfect for guests or the nanny. There's a large guest wc next in line. Marble wall tiles and a marble topped wash hand basin compliment the dark wood recessed cupboards above the loo. You'll also find a handy recessed laundry cupboard with space and plumbing for the washing machine and tumble dryer. The hall widens after the wc to allow for your solid stately staircase. Two further storage spaces will take care of the Hoover et al.

A positively vast kitchen/diner stretches almost ten metres from the end of the hall through a wall of glass pane doors. The kitchen counters run generously on the left with sleek, thin cut granite above tasteful dark wood cabinets. Appliances include a five ring gas hob, extra wide oven, integrated microwave/oven and dishwasher. The far side of the island accommodates up to five stools for croissant munching. After all this there's still space for serving up a banquet in the dining area. Your sunny garden is part paved in York stone and offers plenty of alfresco entertaining space in addition to a handy rear access point to Grove Lane.

An upward ascent via that sturdy staircase reveals a large square landing with double doors on either side that lead to a formal lounge at the rear of the property and a spacious TV lounge/family room at the front. Each enjoys a triptych of stunning tall sash windows. Leafy views of the Grove draw you forward - it's a beautiful aspect. Another flight of fancy upward delivers you to the master suite. It spans the entire second floor and will surely seal the deal. The sleeping space is vast and fronts the Grove through three further sash windows. There's easily enough space for a super king sized bed, chaise longue, dresser, Peloton and yoga matt.

To the rear of this floor you find the dressing area, which has opposing rows of bespoke retro-grey wardrobes. The adjoining en suite is a proper dish. Twin wash hand basins enjoy a full run of additional counter space (perfect for the lotions and potions). A stunning contemporary free-standing bath takes the main stage. Beyond this lies a triple walk in shower with drencher and separate wc. Three rear facing frosted sash windows allow the light in and steam out - perfect! The final ascent brings you to your three further bedrooms. They're all ample doubles of course. The front facing number has two sash windows which peer on to the mature leafy canopy the road is known for, along with an en suite bathroom. The other two rooms face rear and there's a well stocked, smart shower room in between.

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 6. Denmark Hill station (zone 2) for fast, regular services to Victoria, Blackfriars and London Bridge is a 12 minute walk in the other direction. The London Overground Line will have you sashaying down Shoreditch High Street in no time and Clapham is even closer. Eateries include Caravaggio's, FM Mangal and the wonderful Greek Taverna that has entertained rich and famous Camberwell residents for over 40 years. 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 in Camberwell Green. Keeping fit? Camberwell Baths is stunning and within 60 seconds of your door. Ruskin Park is a short hop and you have the Butterfly Tennis Club on your doorstep - anyone for Pimms?

Tenure: Leasehold House

Council Tax Band: G





**LOWER  
GROUND FLOOR**

Approximate, internal area :  
28.00 sqm / 301 sq ft

**GROUND FLOOR**

Approximate, internal area :  
86.57 sqm / 932 sq ft

**FIRST FLOOR**

Approximate, internal area :  
68.60 sqm / 738 sq ft

**SECOND FLOOR**

Approximate, internal area :  
68.60 sqm / 738 sq ft

**THIRD FLOOR**

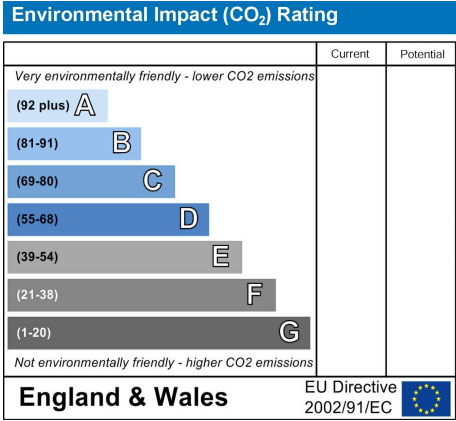
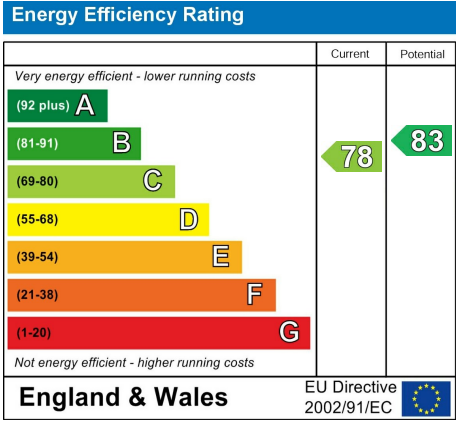
Approximate, internal area :  
60.76 sqm / 654 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate, internal area : 312.53 sqm / 3363 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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