

**CAMBERWELL GROVE, CAMBERWELL, SE5**  
**FREEHOLD**  
**£1,225,000**





## SPEC

Bedrooms : 4  
Receptions : 2  
Bathrooms : 2

## FEATURES

Freehold  
Four Bedrooms  
Courtyard Garden  
Period Features



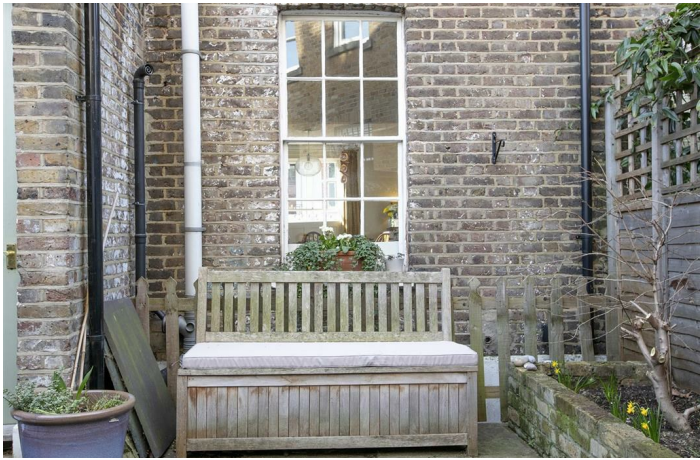


CAMBERWELL GROVE SE5  
FREEHOLD





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FREEHOLD



Splendid Period Home over Five Floors with Four Bedrooms and Pretty Courtyard Garden - CHAIN FREE.

At the northern end of this most sought after of elegant Georgian streets, this terraced house retains some lovely period features. It has four bedrooms, two receptions, good sized utility room, loft conversion and a picture perfect courtyard garden. All that Camberwell has to offer is within a three minute stroll; that's pubs, parks, restaurants and cafés right at your fingertips. St Giles churchyard is but a few seconds ramble for a read of the Sunday papers and transport is taken care of with nearby Denmark Hill station and London Overground links.

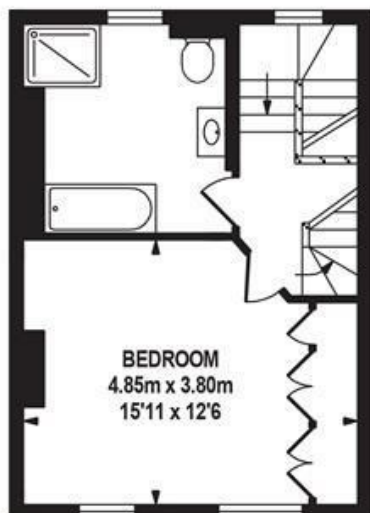
You enter the house into a bright hallway with wooden floors and high ceilings. To your left is a wonderful reception room facing the street, currently used as a dining room. An attractive fireplace graces the wall and a wide four pane sash window draws in natural light. To the rear is a well stocked kitchen with white wall and base units and cherry wood worktop placed on both sides. You'll be drawn to the huge sash window which frames the garden - oh so pretty! Head down to the lower ground floor to find a huge double bedroom across the front with recessed storage space and large original fireplace. This level also provides a utility room and separate shower room leading off of the bedroom.

The first floor provides a lovely, wide reception room (or master bedroom if you prefer) stretching across the width of the property to the front and a spacious double bedroom to the rear. The second floor has an equally large bedroom across the front with fitted wardrobes and a big family bathroom sits to the rear. It's fitted with a tub, separate walk-in shower, period fireplace and a another bright sash window. If you're after a little something extra, one final climb will reveal a fourth bedroom in the loft (converted in 2011) which has some lovely big Velux windows with a rear facing dormer. Access to the garden is via the hall on the ground floor. It's mainly paved (low maintenance) and private, with some nicely planted borders.

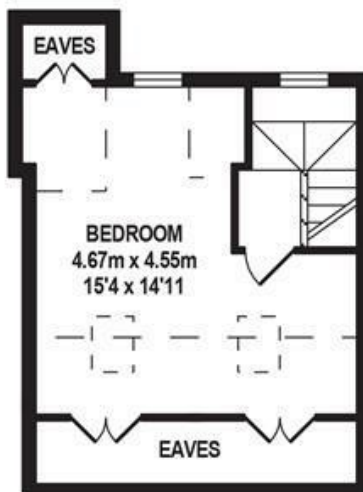
Ruskin Park is a short hop and you have the Butterfly Tennis Club on your doorstep. You can also benefit from the very lovely gated Lettsom Gardens. Situated at the top of the Grove, it offers abundant leafy spaces to wander and meet the neighbours. The transport options are good; Denmark Hill station (Zone 2) for fast, regular services to Victoria and Blackfriars is a 9 minute walk. The Overground Line also serves Denmark Hill making Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water) all easy as pie. There's now even a new north side station entrance under construction that will reduce the walk by a couple of minutes! There are also a multitude of buses running close by from Camberwell Green into the City and the West End. The very excellent Lyndhurst Primary School is but a moment's stroll as are a plethora of eateries and the excellent Crooked Well is located behind the property 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. 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? The recently renovated Camberwell Baths is stunning and within 60 seconds from your door.



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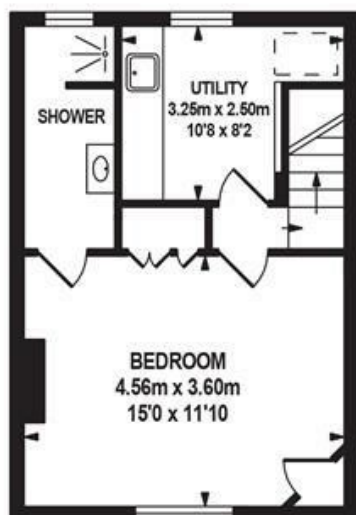
SECOND FLOOR  
APPROX. FLOOR  
AREA 33.12 SQ.M.  
(356 SQ.FT.)



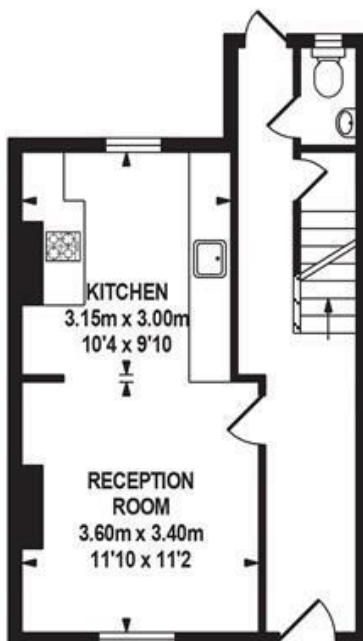
THIRD FLOOR  
APPROX. FLOOR  
AREA 27.52 SQ.M.  
(296 SQ.FT.)



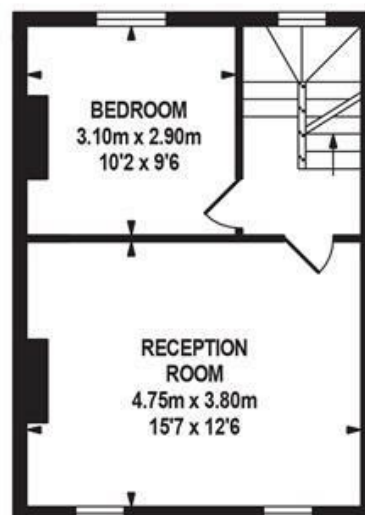
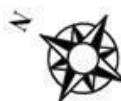
SITE PLAN



LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 31.74 SQ.M.  
(342 SQ.FT.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 35.67 SQ.M.  
(384 SQ.FT.)



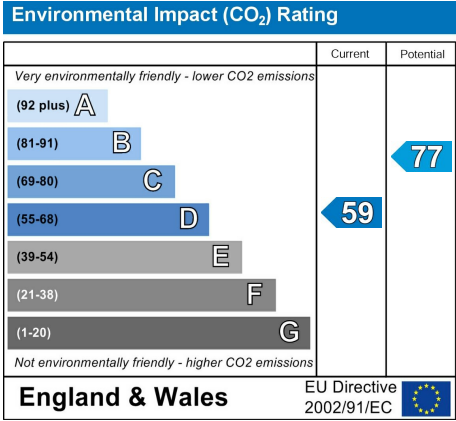
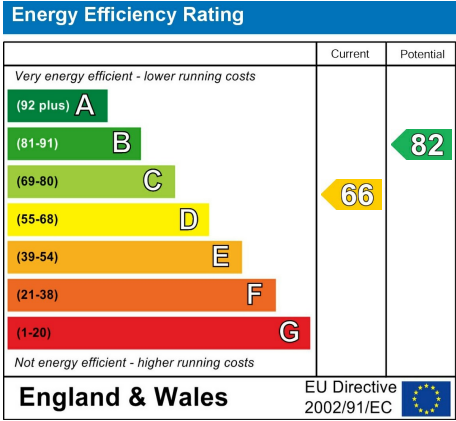
FIRST FLOOR  
APPROX. FLOOR  
AREA 33.12 SQ.M.  
(356 SQ.FT.)

WOOSTER & STOCK

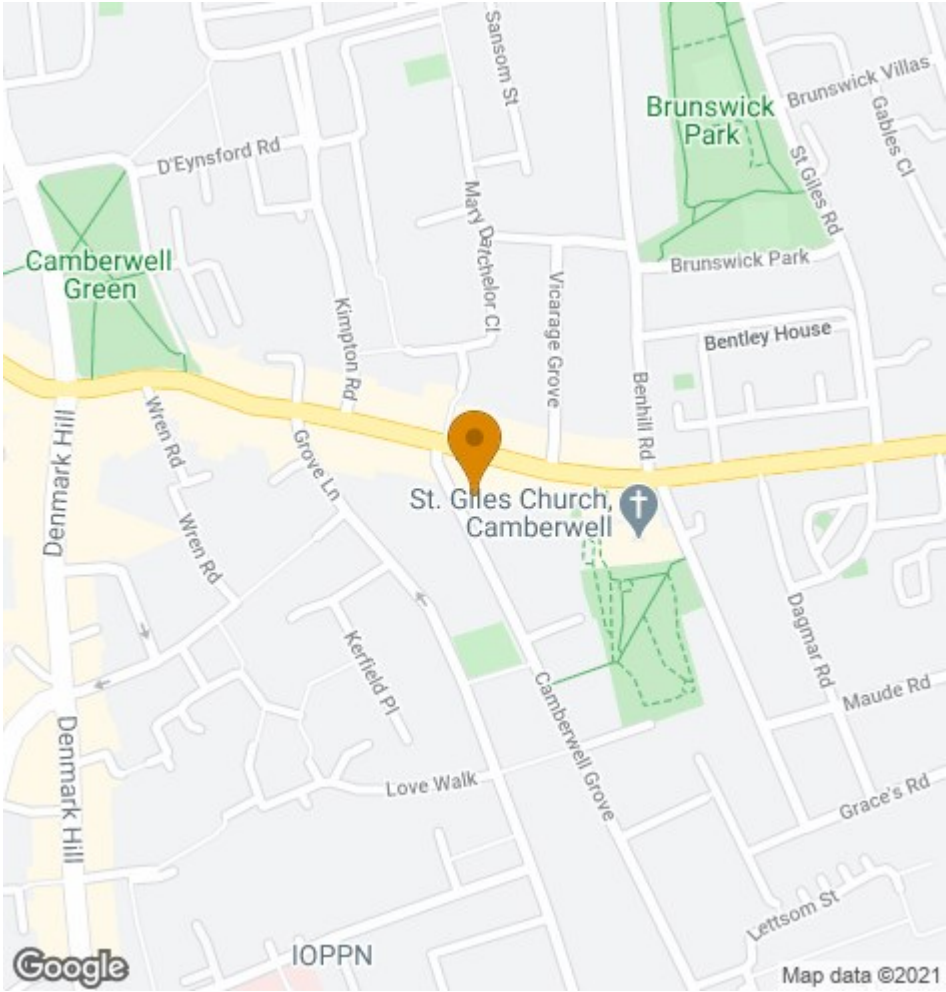
TOTAL APPROX. FLOOR AREA 161.17 SQ.M. (1734 SQ.FT.)

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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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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