

GROVE LANE, CAMBERWELL, SE5
LEASEHOLD HOUSE
£750,000



SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

Lease Length : 992 years remaining
Service Charge : £1250 per annum
Ground Rent : £300 per annum

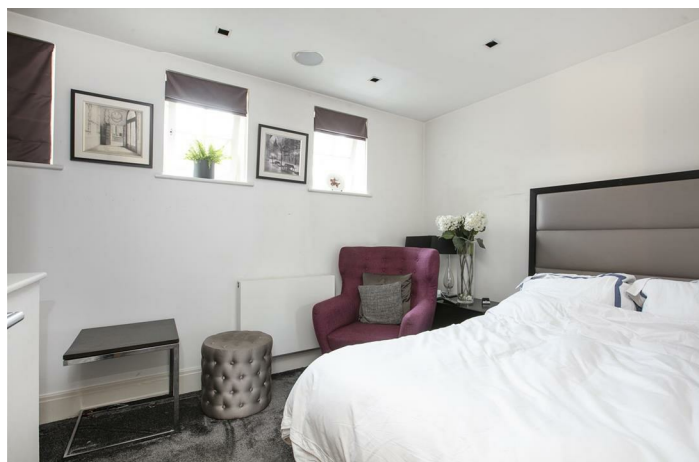
FEATURES

Landmark School House Conversion
Generous Private Garden
Allocated Underground Parking
Contemporary Finish Throughout
Leasehold House



GROVE LANE SE5

LEASEHOLD HOUSE



GROVE LANE SE5

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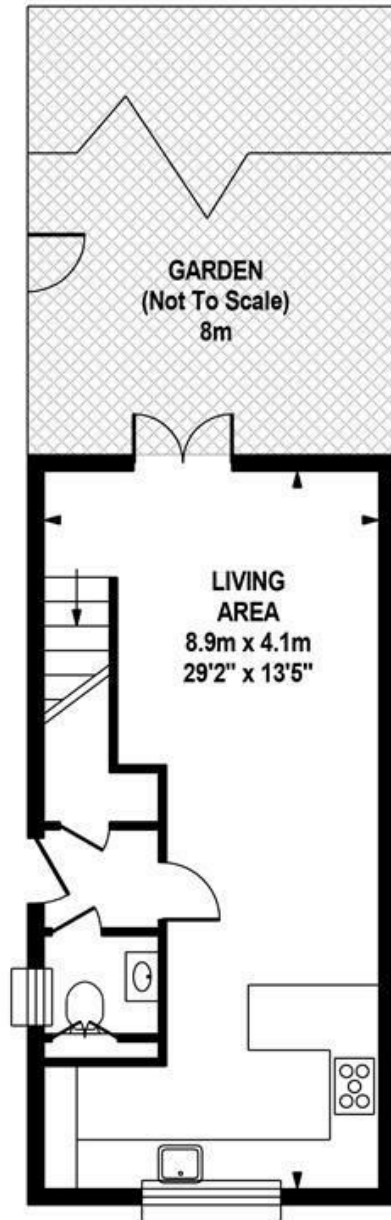


Charming Two Bedroom Period House With Garden and OSP - CHAIN FREE.

This wonderful two bedroom house supplies a perfectly placed and beautifully presented living environment. Part of the impressive Mary Datchelor schoolhouse development, the property enjoys a top notch, contemporary finish throughout including CCTV, underfloor heating, super eco boiler and an integrated sound system. The accommodation, spread over two bright floors, includes a long living area with modern kitchen, two lovely bedrooms, bathroom and wc. There's a wealth of fitted storage and you'll just love the private rear garden. Allocated underground parking is the cherry on the cake! You're 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 cafe. Even closer is St Giles Church grounds - it's a lovely spot for a read of the paper. Transport links are equally impressive with Denmark Hill an easy 12 minute stroll. It boasts unbeatable connections to Victoria, Blackfriars, Elephant & Castle and the London Overground Line will whizz you to Shoreditch and also Canada Water for the Jubilee Line.

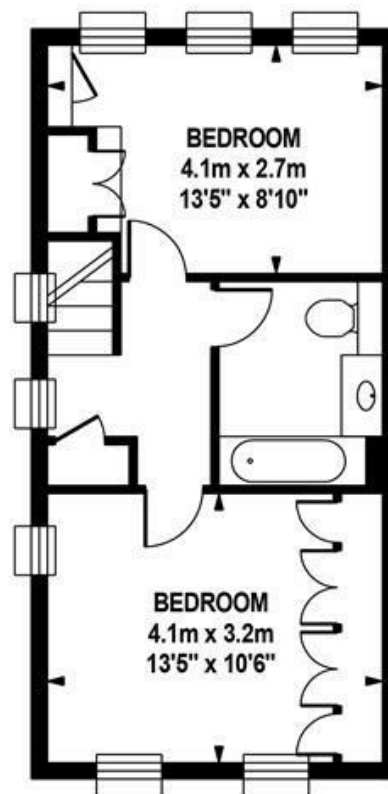
A black gate leads off Grove Lane to your entrance. A video entry system allows you to screen the lady and gentleman callers. The neat inner hall offers a wc with contemporary suite and tasteful wooden detail. A deep storage cupboard sits opposite. The living area spans the full depth of the building to include ample cooking, dining and lounging space. Air conditioning will keep you cool in the summer months. The kitchen boasts thin-cut granite work tops which run generously and include a breakfast bar. Appliances include a five ring gas hob, large oven, integrated dishwasher, washing machine and a super integrated American-style fridge freezer. There's a wine cooler and coffee machine too! The seating area precedes double doors that open to the delightful rear garden. Direct access is offered from here - great for bikes and bins. The landing has two side aspect windows, wooden floors and a handy storage cupboard. Bedroom one faces over the Grove with a dual aspect, airconditioning and a wall of deep bespoke wardrobes. The second bedroom faces rear with more fitted storage. In between the two you find a fully tiled bathroom with fancy suite, seamless wooden storage, back-lit mirror and bath with shower attachment.

The transport options are good, with a multitude of buses running close by on Camberwell Church Street into the City and the West End. Denmark Hill station (zone 2) for fast, regular services to Victoria, Blackfriars and Farringdon is a 12 minute walk in the other direction. The London Overground Line will wish you to Shoreditch in no time. You can also be on the Jubilee Line from Canada Water in around 10 minutes. The very excellent Lyndhurst Primary is but a moment's stroll as are a plethora of eateries including Caravaggios and the much loved FM Mangal. Quality gastro pubs abound. We love The Crooked Well and the award winning Camberwell Arms. 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 wonderful period Camberwell Baths is stunning and within 60 seconds from your door. Ruskin Park is a short hop and you have the Butterfly Tennis Club on your doorstep - anyone for Pimms?



GROUND FLOOR

Approximate Internal Area :-
36.08 sq m / 388 sq ft



FIRST FLOOR

Approximate Internal Area :-
36.08 sq m / 388 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 72.16 sq m / 776 sq ft
Measurements for guidance only / not to scale

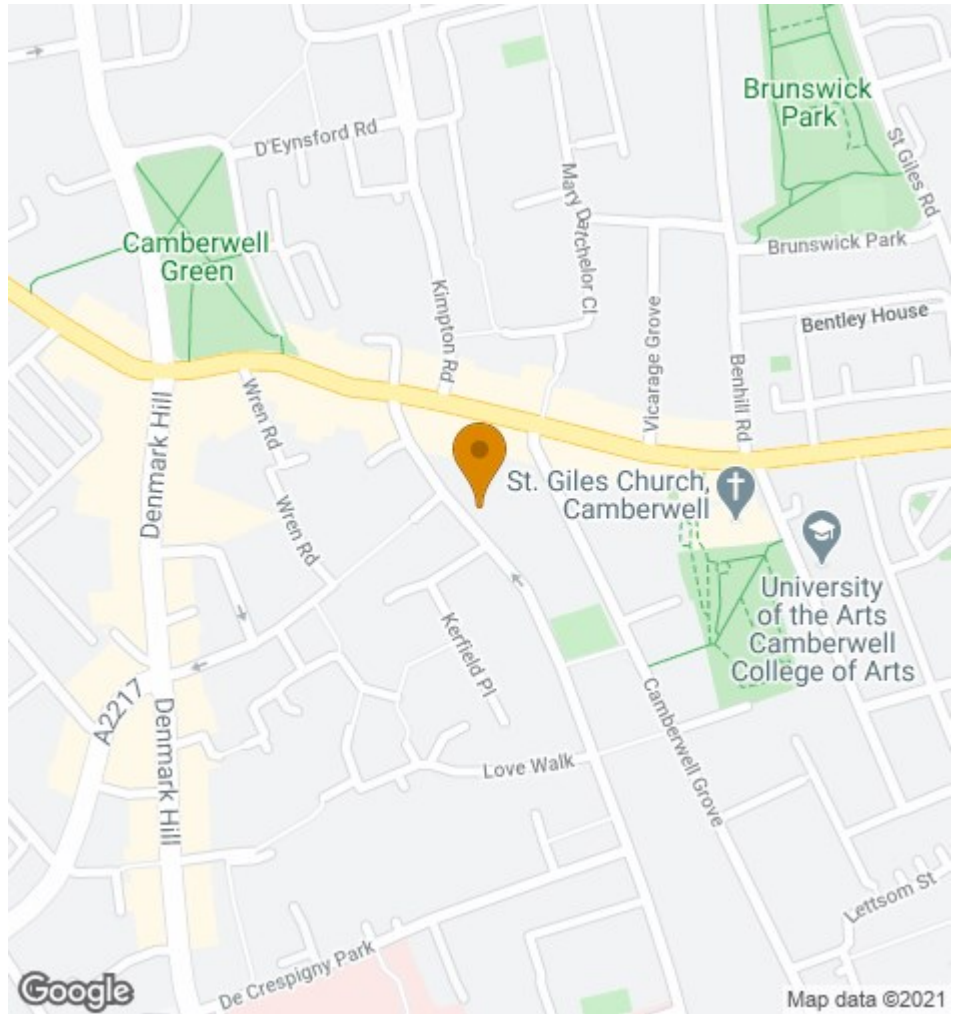
GROVE LANE SE5

LEASEHOLD HOUSE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	27
(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	36	36
(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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