

**CAMBERWELL GROVE, CAMBERWELL, SE5**  
**LEASEHOLD - SHARE OF FREEHOLD**  
**£575,000**





## SPEC

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Lease Length: 955 years on the underlying lease

Service Charge: £780 per annum

Ground Rent: Peppercorn

## FEATURES

Camberwell Grove Conservation Area

Pretty Shared Garden

Private Patio and Entrance

Beautifully Presented Throughout

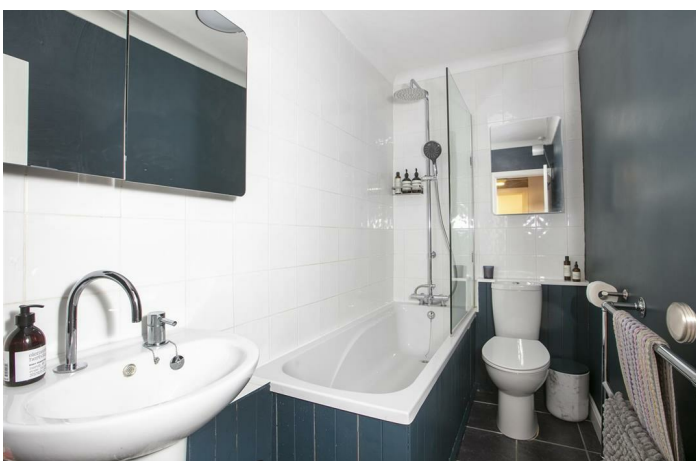
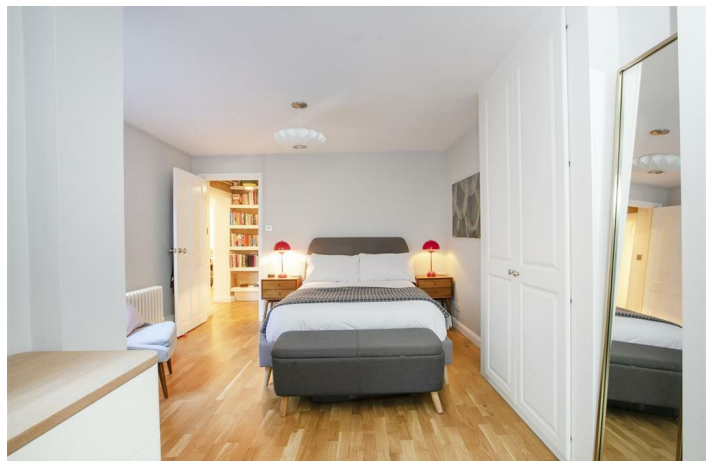
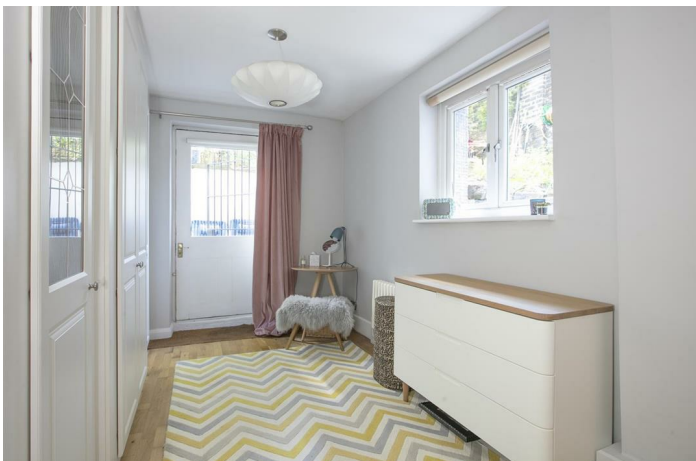
Share of Freehold

Virtual Tour Available on Request

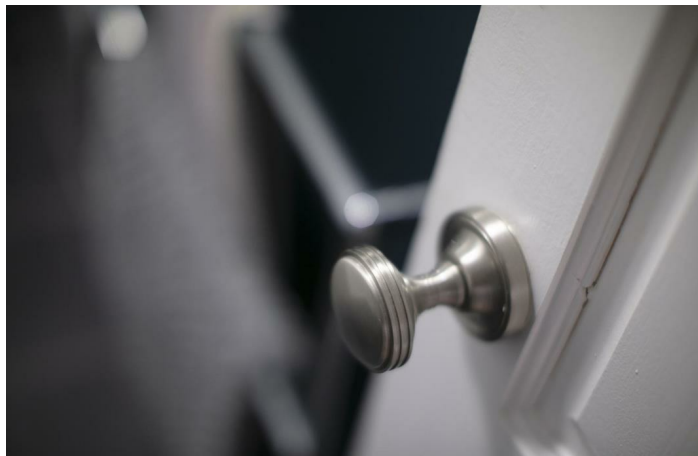




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Elegant One Bed Flat With Shared Garden on Best Road.

This charming property comprises the lower ground floor of a magnificent Georgian house in the prestigious Camberwell Grove and benefits from a share of the freehold and shared use of a lovely rear garden. Renowned as one of the finest streets in London, Camberwell Grove displays many superb examples of Georgian and Regency architecture. Not only are you in magnificent surroundings, but you are a few moments to Camberwell centre, and have Bellenden Road, Peckham and East Dulwich as neighbours. The accommodation comprises a large, beautifully presented reception, separate, contemporary kitchen, double bedroom and bathroom.

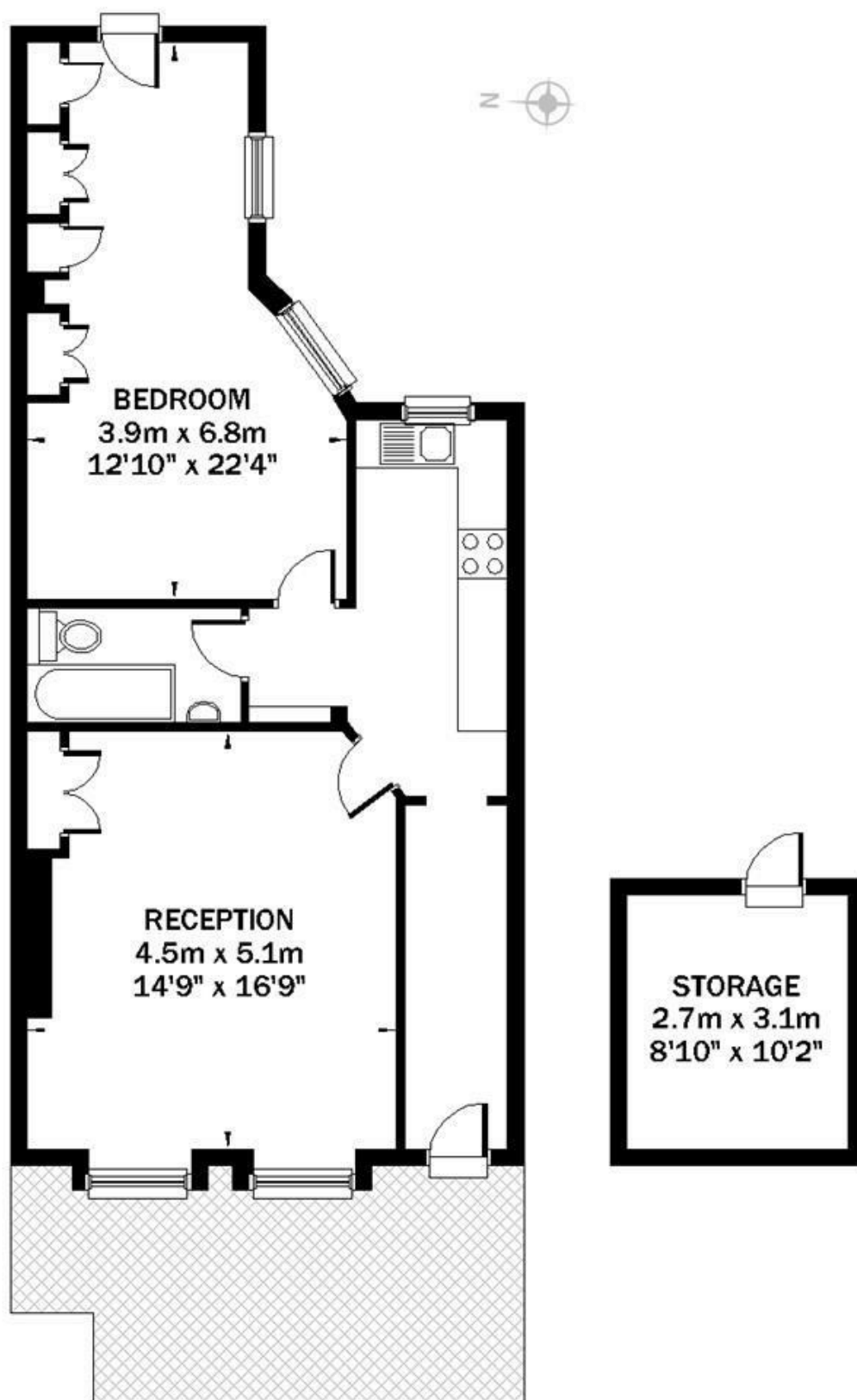
The flat fronted exterior is surrounded by abundant greenery and lush mature trees. This flat is the only one in the building with a private entrance. Take the stairs to the right of the main entrance and head down to an inviting and private paved patio perfect for a glass of wine in the evening. With potted plants, a small seating area, climbing jasmine and trellising. It's all very pretty and delightfully secluded. On your right, is an incredibly useful vaulted room, accessed via a door opposite the flat's own entrance. Currently used as a utility room, it has space and plumbing for the washing machine and tumble dryer. It's ideal for storage too. A solid original period door leads inward to a long hall with engineered oak flooring.

Walking forth through an open arch you meet the contemporary kitchen. High gloss black cabinets are crowned with off-white counters. There's an integrated dishwasher and fridge freezer and a four ring gas hob and electric double oven. The large reception faces front through two original sash windows (with original shutters). There's a beautifully ornate fireplace and mantel. Head toward the rear, passing a snug alcove filled with bookshelves before reaching the bathroom. It's suitably clean cut with crisp modern white wall tiles, an as-new white suite and heated towel rail. The positively vast double bedroom stretches almost seven metres from tip to toe. There's plenty of fitted wardrobes, two side aspect casement windows and a direct access to the delightful shared garden which enjoys a further flood of mature greenery and plenty of space for al fresco dining.

The Camberwell Grove Conservation area is a much sought-after address. Peaceful and tree-lined it enjoys a wealth of local amenities. Ruskin Park is a short hop and you have the Butterfly Tennis Club on your doorstep. The transport options are great; Denmark Hill station (Zone 2) is a 6 minute walk for fast, regular services to Victoria, Blackfriars, Farringdon and St. Pancras/Kings Cross. The highly considered London Overground Line supplies further services to Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water).

In addition to the numerous rail links, there are also a multitude of buses running close by on Camberwell Church Street 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 much loved Camberwell Baths is stunning and just three minutes from your door.

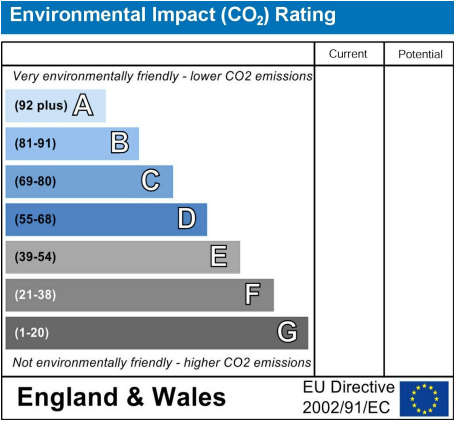
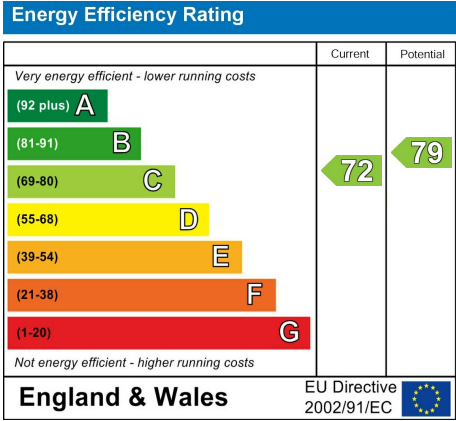
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**LOWER GROUND FLOOR**

Approximate internal area : 66.21sqm/712.67sqft

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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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