

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

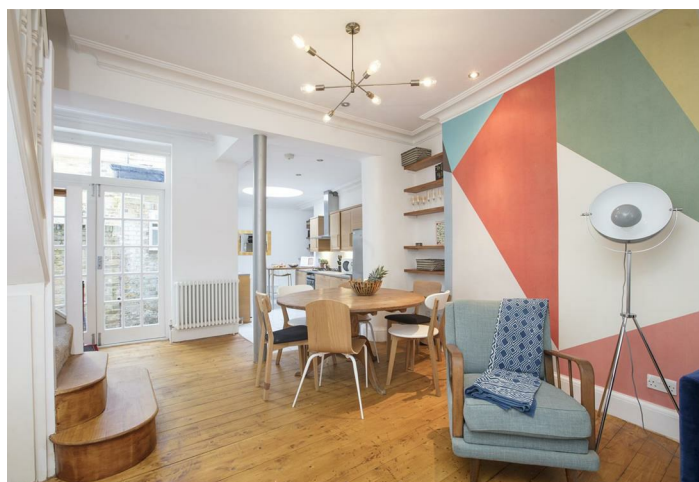
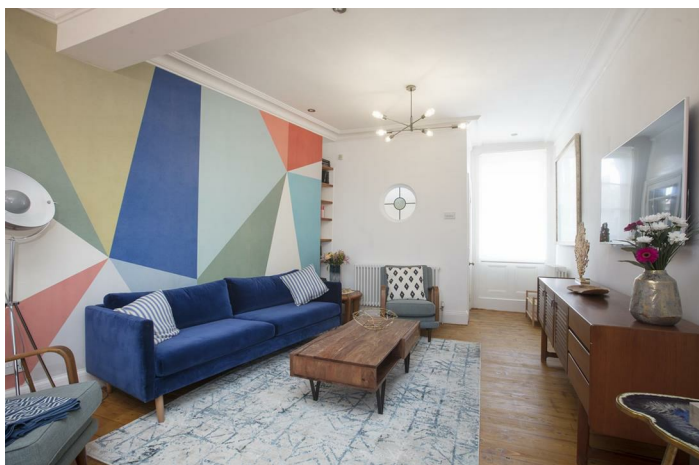


SPEC

Bedrooms : 3
Receptions : 2
Bathrooms : 2

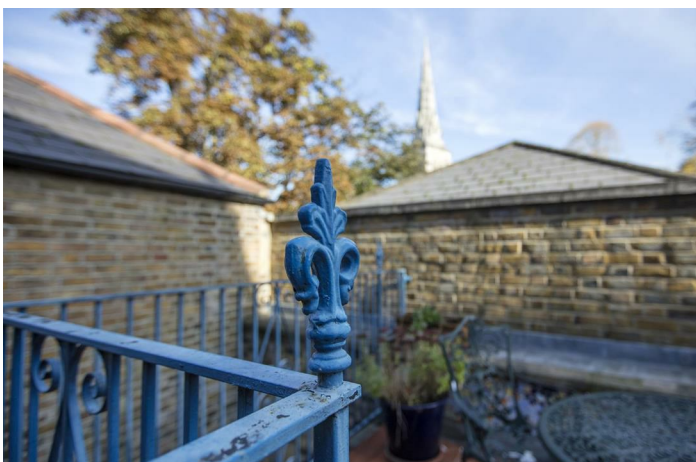
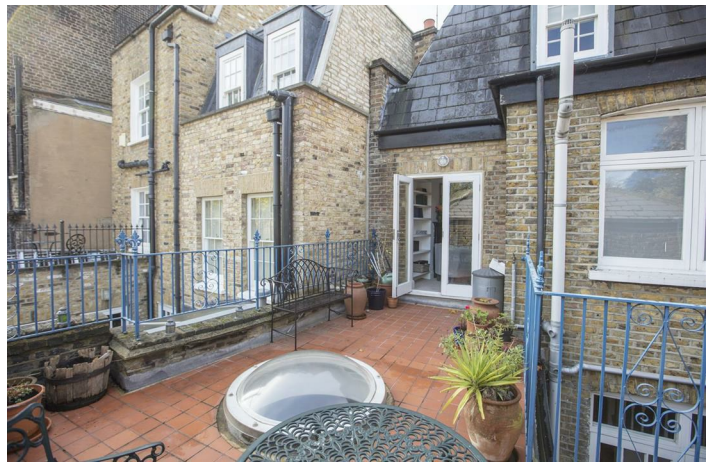
FEATURES

Lovely Roof Terrace
Prized Location
Newly Refurbished



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Perfectly Placed Three Bed Georgian Home With Gorgeous Roof Terrace - CHAIN FREE.

This newly refurbished Camberwell Grove three bedder supplies a spacious, quirky interior awash with sympathetic styling and quality fittings. A wonderful upper roof terrace and lower courtyard will keep you dining al fresco whenever the weather allows. The property has masses of living space and is presented to a very high standard throughout. The Camberwell Grove Conservation area is noted for its stunning collection of Georgian, Victorian and Edwardian architecture. Camberwell supplies some wonderful eateries and you're within an easy walk of Denmark Hill and its fab London Overground links.

The ground floor is arranged as a vast open plan living space from front to back, with stripped floorboards and incorporating a modern fully fitted kitchen. You can gain access to the lower courtyard through French doors and a further glass pane door. The kitchen area has a ceramic floor, stylish contemporary units, Neff oven and five ring hob. An enlightening circular skylight keeps the breakfast bar bright and airy - so lovely for the morning croissant. Beyond this you find a handy wc. The first floor provides an additional central reception room with feature fireplace leading through to the enormous sunny L-shaped decked roof terrace giving views across the rear gardens of Camberwell Grove to the spire of St Giles Church - a pure joy. The master bedroom is across the width of the front with a large west-facing sash window and a whole wall of built in storage and hanging space. A super slick, fully tiled shower room completes this floor with large wall mirror and swanky wall lamps. The second floor hosts two further charming bedrooms one of which with access to a suitably handsome en suite bathroom.

Lyndhurst Primary School and the famous Camberwell College of Arts are a short stroll away and the nearby Dulwich Foundation schools are easily accessible by bus or car. The area is also home to one of London's best hospitals, Kings College, which is a 10-minute walk away. Camberwell enjoys an eclectic variety of independent food stores, a Morrisons supermarket and a number of excellent bars and restaurants including the Crooked Well on Grove Lane and the award-winning Camberwell Arms which does a cracking Sunday lunch. The renowned Hermit's Cave is just one of the many great pubs in the area while the local church (St Giles) houses one of London's best kept secrets in its crypt, a super cool no frills jazz club that attracts bands from far and wide. If you're in the mood for culture the acclaimed South London Gallery is a 5-minute walk away while a little further down the road is the up-and-coming neighbourhood of Peckham with its burgeoning art, music and food scene. If keeping fit is your thing then you're spoilt for choice. The picturesque Ruskin Park is a short sprint away and there are two gyms, a 25 metre swimming pool, a yoga centre and a private tennis club right on your doorstep. Anyone for Pimms?

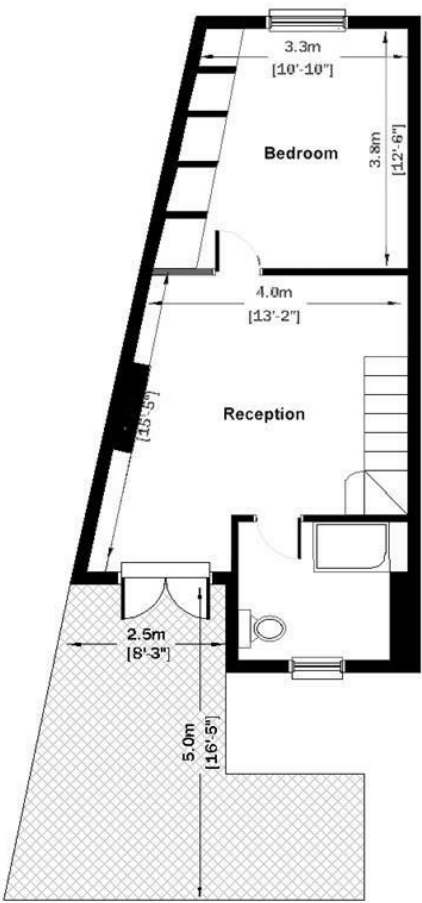
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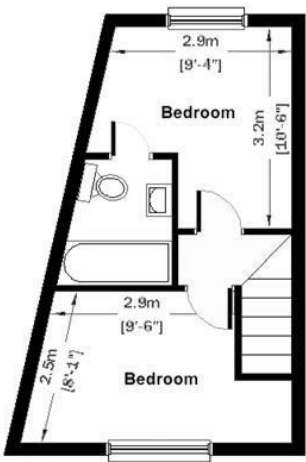
GROUND FLOOR

Approximate internal area : 52.46sq m
Measurements for guidance only / Not to scale



FIRST FLOOR

Approximate internal area : 39.47sq m
Measurements for guidance only / Not to scale



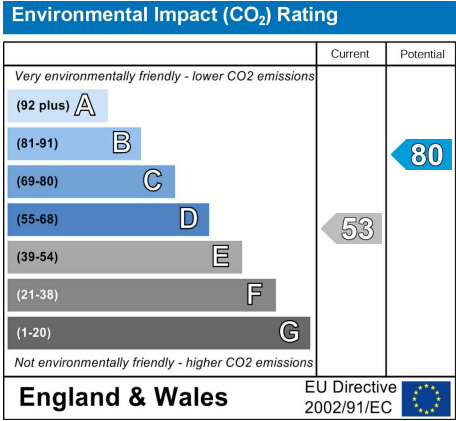
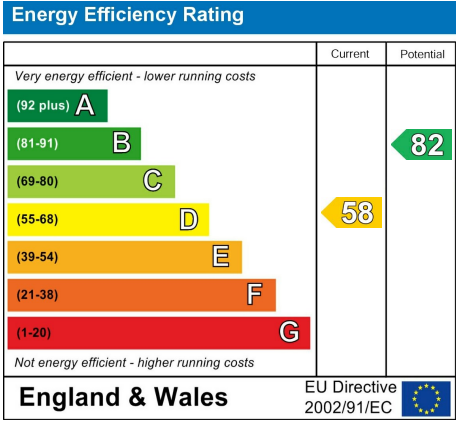
SECOND FLOOR

Approximate internal area : 23.43sq m
Measurements for guidance only / Not to scale

TOTAL APPROX FLOOR AREA
115.36 sqm / 1241 sq ft

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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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