

GROVE LANE, CAMBERWELL, SE5
LEASEHOLD
GUIDE PRICE £425,000 - £450,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length: 88 years remaining

Service Charge: £1200 per annum

Ground Rent: £10 per annum

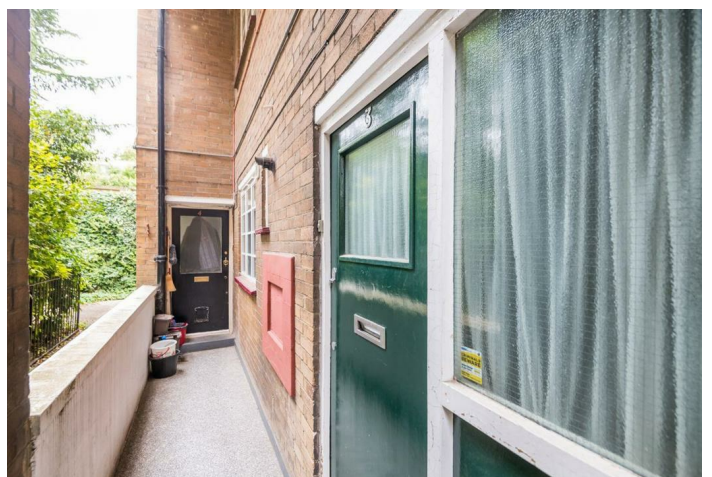
FEATURES

Two Double Bedrooms

Private Entrance

Private Section of Garden

Leasehold



GROVE LANE SE5
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Guide Price £425,000 to £450,000.

Excellent Split-Level Two Bedder with Garden in Superb Location - CHAIN FREE.

This flat won't be beaten on location! Sitting toward the top end of Grove Lane near the much celebrated Camberwell Grove, this large block of purpose built maisonettes and flats leaves you within a four minute stroll to Denmark Hill station and its impressive central connections. The building is set well back from the road, behind some huge trees and a lawned area. This well turned out pad, laid over the ground and first floors, has its own entrance, two bedrooms, a very large reception room, original windows throughout and a mature private garden. Grove Lane is marvellously mature and magically convenient. You're within a stroll of the countless culinary attractions of Camberwell. Bars abound too. Transport is taken care of with nearby Denmark Hill station, which in addition to swift London Bridge and Victoria connection also offers the Windrush Line.

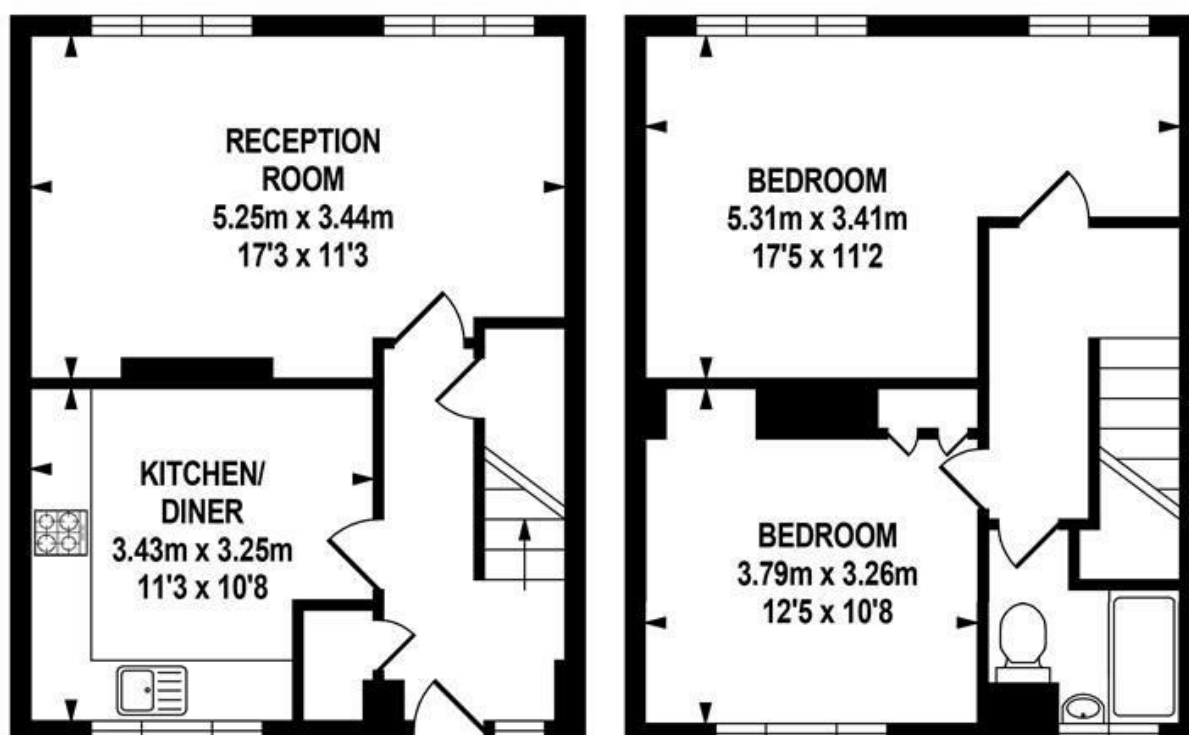
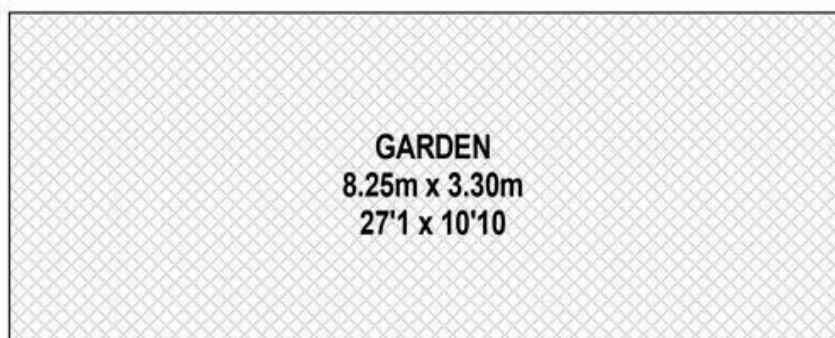
The door to the maisonette is at the rear of the block and it takes you into a pretty and light hallway with recessed storage cupboard. On your left is the kitchen which has modern white units, a quarry tiled floor and room for a breakfast table. Down the hall, past another storage cupboard under the stairs is a generous reception room with large, bright windows, wooden flooring and neutral walls. Head up to the first floor and you'll find two double bedrooms and a smart bathroom, mainly white with tiling surrounding the bath. Exit the maisonette, turn the corner and you'll find the path to your own little garden.

Local eateries will keep you perpetually calorie counting – we love The Camberwell Arms, just down the Grove, and Theo's pizzeria is another firm favourite. Celebrated local boozers include the Hermit's Cave and Grove House Tavern, while Camberwell Church Street and Camberwell Green offer a host of independent food shops, cafés and other useful amenities, as well as Camberwell Library and playground. The shops and foodie hotspots of Peckham and East Dulwich are also within walking distance. Keeping fit? The historic Camberwell Leisure Centre and swimming baths are within an easy canter. Ruskin Park is a short walk away and you have the Butterfly Tennis Club nearby too. The elegant Dulwich Park and Brockwell Park are also a short bicycle ride away.

Tenure: Leasehold

Lease Length: 88 years remaining

Council Tax Band: B



GROUND FLOOR
APPROX. FLOOR
AREA 36.04 SQ.M.
(388 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 36.04 SQ.M.
(388 SQ.FT.)



TOTAL APPROX.FLOOR AREA 72.08 SQ.M. (775SQ.FT.)

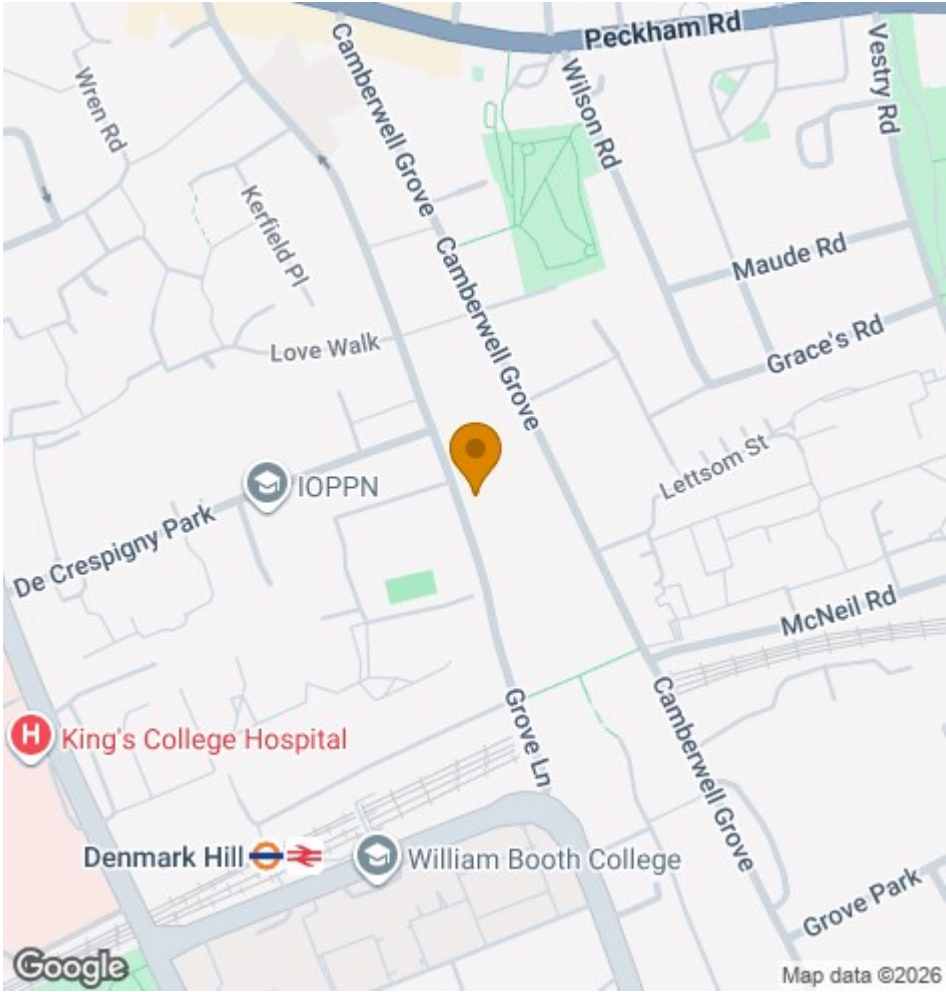
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
Dulwich Energy Assessors Ltd with © London Living www.london-living.com

GROVE LANE SE5
LEASEHOLD

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		
(1-20) G		
Not energy efficient - higher running costs		
	72	79
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		
(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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