



Camberwell Grove, SE5  
£970,000

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# In general

- Three bedrooms
- Two bathrooms
- Private garden
- Private entrance
- Over 1150 Sq Ft
- Grade II Listed Building
- Share of Freehold
- Chain free

# In detail

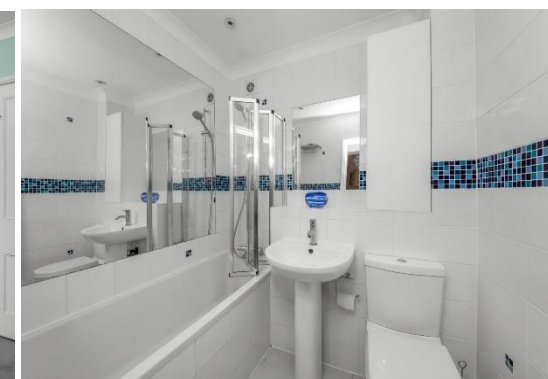
Spacious, stunning and charming three-bedroom garden apartment in this striking Grade II listed building on Camberwell Grove.

Enviably located in the heart of this delightful conservation area between East Dulwich, Denmark Hill and Peckham Rye – the lower ground floor apartment benefits from over 1150 Sq Ft of internal space as well as direct access out onto a mature 45-ft private garden.

The property has been lovingly maintained by the current owners. It has a reception room with feature fireplace and charming sash windows as well as a separate 13-ft eat-in kitchen. There is an oversized entrance hall – currently used as a dining area – along with three good-sized bedrooms including a 15-ft master complete with en-suite and built-in storage.

Set back from the tree-lined street – the property offers easy access into The City and West End from Denmark Hill station (0.4 miles) and East Dulwich station (0.4 miles) as well as walking/cycling routes through the neighbouring Herne Hill, Brixton and Peckham. There are an array of excellent restaurants, independent shops and green spaces nearby – including the private Lettsom Gardens. Early viewing recommended.

EPC: C | Council Tax Band: E | Lease: 972 years remaining | SC £ 155.72 | GR: Nil | Buildings Insurance: £862.69



# Floorplan

## Camberwell Grove, SE5

Approximate Gross Internal Area  
108.0 sq m / 1162 sq ft



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81   B    |
| 69-80 | C             | 70   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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