**Grove Park, SE5 | £625,000**

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# In General

- One bedroom
- Additional study/office
- Private garden
- Allocated, off-street parking
- Excellent condition throughout
- Share of Freehold

# In Detail

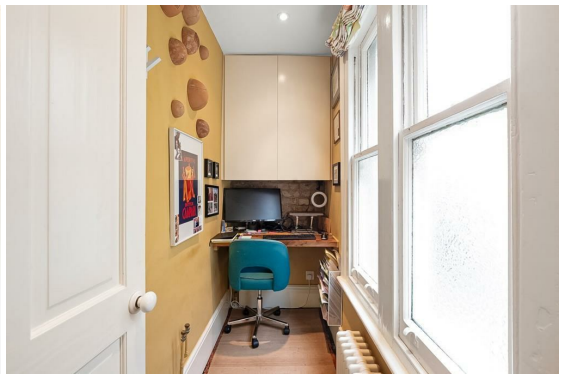
CHAIN FREE – Stunning, charming and spacious halls-floor period conversion in this striking building on one of the most desirable roads in SE5.

Grove Park is enviably located between Peckham Rye, Camberwell and East Dulwich and offers easy access into The City and West End from Denmark Hill station (0.6 miles) and Peckham Rye station (0.5 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Brixton. There are an array of independent shops, bars, restaurants and coffee shops on Bellenden Road, Grove Lane and Lordship Lane as well as excellent parks and green spaces nearby.

Forming part of the Camberwell Grove Conservation Area – the late Victorian-built property enjoys many of the planning protections to retain is original features and character.

Boasting over 750 Sq Ft of internal space which has been lovingly remodelled and modernised by the current owners – there is also indirect access to a gorgeous and recently landscaped 37x21 ft private garden. As you enter the sumptuous 24-ft open-plan kitchen reception with large bay-window overlooking the gardens – you are immediately hit by the gorgeous high ceilings and statement fire place. There is a 14-ft bay-fronted principal bedroom with built-in wardrobes as well as an additional study/office and a stunning modern bathroom.

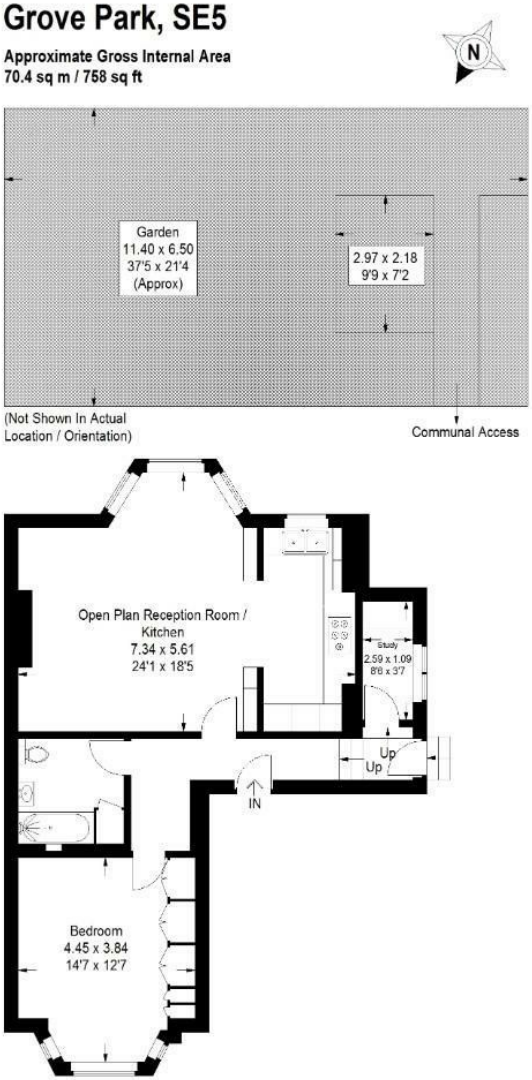
EPC: C | Council Tax Band: D | Lease: 55 years remaining | SC: £1,440 | GR: £0 | BI: £2,061.73



# Floorplan

## Grove Park, SE5

**Approximate Gross Internal Area**
**70.4 sq m / 758 sq ft**




**Ground Floor**

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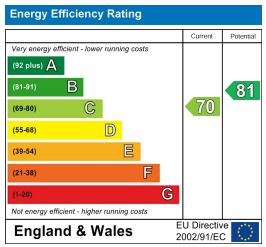
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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