Grove Park, SE5 | £625,000

02087028222

eastdulwich@pedderproperty.com

pedder
We live local

In General

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

In Detail

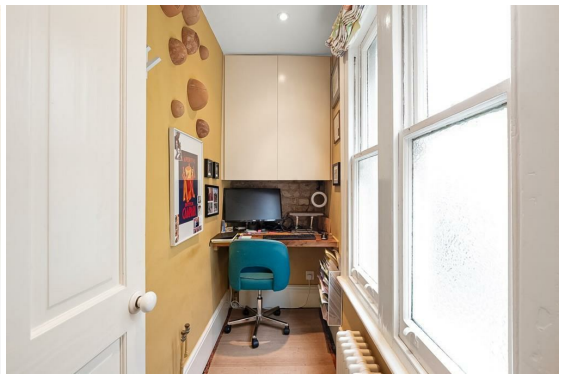
CHAIN FREE – Stunning, charming and spacious halls-floor period conversion in this striking building on one of the most desirable roads in SE5.

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.

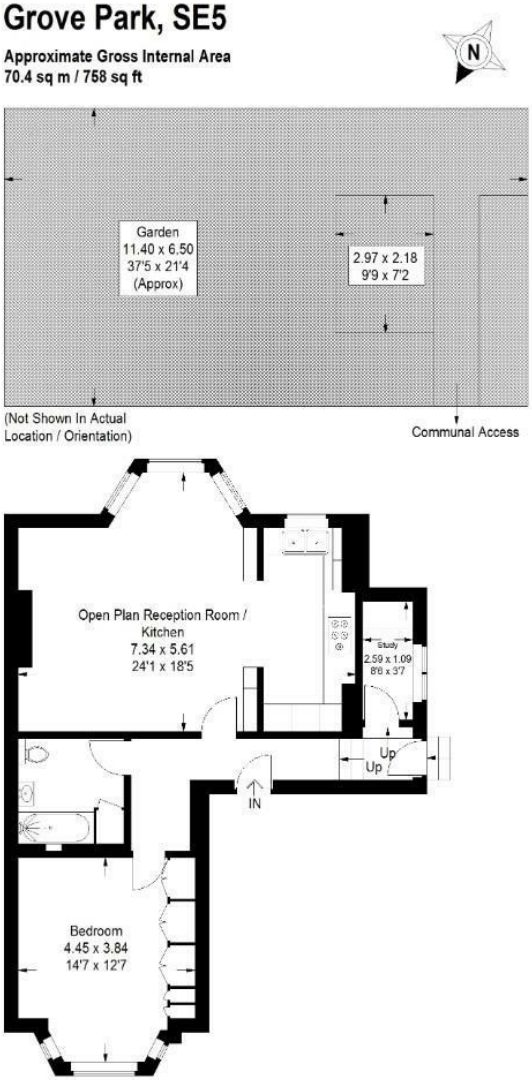
EPC: C | Council Tax Band: D | Lease: 55 years remaining | SC: £1,440 | GR: n/a | BI: £2,061.73



Floorplan

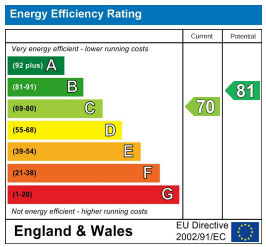
Grove Park, SE5

Approximate Gross Internal Area
70.4 sq m / 758 sq ft



Ground Floor

Copyright www.pedderproperty.com © 2024
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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.