



Grove Park, SE5
OIEO £900,000

0208 702 8222
pedderproperty.com

pedder



In general

- Two double bedrooms
- Three reception rooms
- Camberwell Grove conservation area
- Private, off-street parking
- Chain free

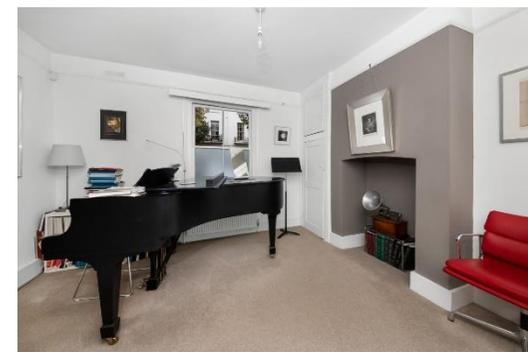
In detail

Characterful, charming and quirky detached period property on this desirable tree-lined street enviably located between Camberwell Green, Peckham and East Dulwich.

Built in the 1860's – this part-Georgian, part-Victorian home boasts over 960 Sq Ft of internal space which has been lovingly maintained and its features tastefully enhanced by the current occupier. There are three versatile receptions on the ground floor with a fitted kitchen that opens out onto the low-maintenance side-garden. Upstairs are two comfortable double bedrooms and a family bathroom.

Forming part of the Camberwell Grove Conservation area, Grove Park offers easy access into The City and West End from Denmark Hill station (0.3 miles) and Peckham Rye station (0.7 miles) as well as strong bus/cycle routes through the neighbouring East Dulwich, Herne Hill and Brixton. There are an array of parks and green spaces nearby as well as the independent shops, bars and restaurants of Bellenden Road, Lordship Lane and North Cross Road.

EPC: E | Council Tax Band: F



Floorplan

Grove Park, SE5

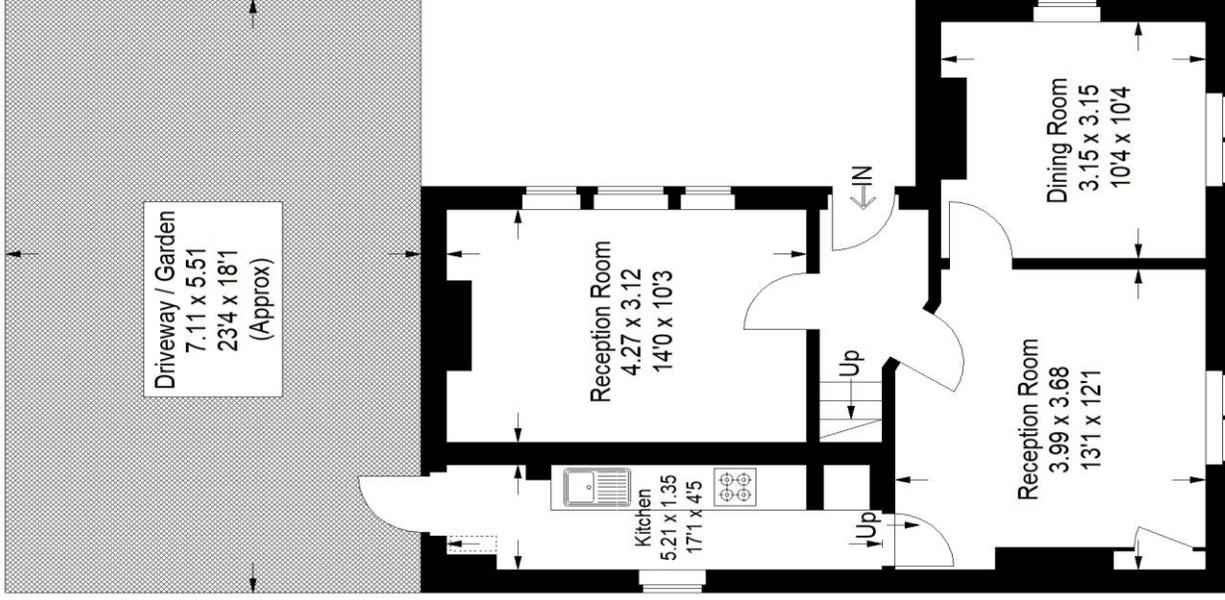
Approximate Gross Internal Area

Ground Floor = 51.7 sq m / 556 sq ft

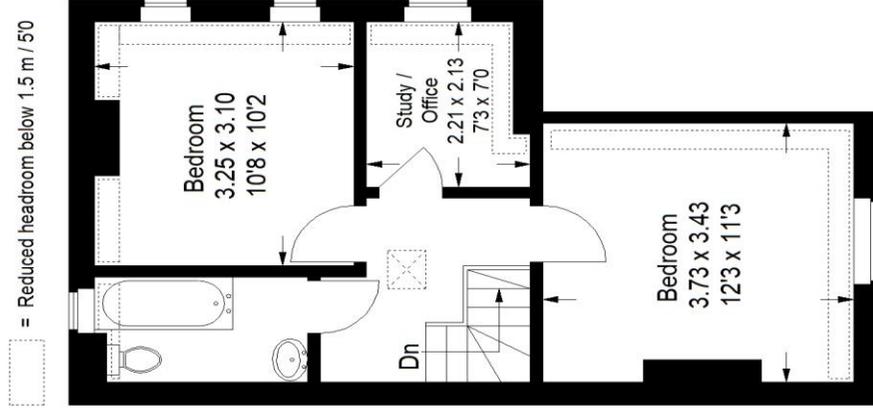
First Floor = 38.2 sq m / 411 sq ft

Total = 89.9 sq m / 967 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Ground Floor



First Floor

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.

Copyright www.pedderproperty.com © 2023

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.