



Grove Lane, Camberwell, London, SE5

£950,000 – LISTED AS A SHARE OF FREEHOLD, OWNERS HAVE THE INTENTION TO SPLIT THE EXISTING FREEHOLD.

The property comprises four well-sized double bedrooms, a separate kitchen and reception room, a large shower room and an additional bathroom, providing practical accommodation suited to a variety of lifestyles. Whether you are looking for a spacious family home, a property with room to work from home or an investment with scope to add value, this property offers an abundance of possibilities.



4 1 2 **KEY FEATURES**

- Spacious accommodation approximately 1,256 sq. ft.
- Four generously sized double bedrooms
- Sainsbury's Local and M&S Food nearby
- Close to Ruskin Park and Peckham Rye
- Excellent transport links into central London and beyond
- Large shower room plus an additional bathroom
- Floor-to-ceiling windows in the reception room
- Ideal for families, owner-occupiers or investors
- Approx 5-min walk to Denmark Hill station and 10-min walk to East Dulwich station
- Short walk to the shops, cafés and restaurants of Lordship Lane



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The reception room is a particular highlight, featuring floor-to-ceiling windows that allow natural light to flood the space, creating a bright and welcoming environment throughout the day. The separate kitchen offers a dedicated cooking and dining area, while the generous bedroom sizes provide flexibility for family living, guests or home office use. With its substantial internal floor area and considerable potential throughout, the property offers an exciting opportunity for a purchaser to personalise, modernise or reconfigure the space to suit their individual needs, subject to any necessary consents.

Ideally positioned for local amenities, the property is just a short walk from the popular Lordship Lane area, where a variety of independent shops, cafés, restaurants and everyday conveniences can be found. A large Sainsbury's Local and an M&S Food store are also nearby, making day-to-day shopping particularly convenient. The vibrant amenities of Peckham are within easy reach, offering an additional choice of eateries, bars, shops and leisure destinations.

Commuters are exceptionally well served, with Denmark Hill station approximately a five-minute walk away and East Dulwich station around a ten-minute walk away. Both provide convenient rail connections towards central London and other destinations, making the property well suited to those needing access to the City and beyond.

For those who enjoy outdoor space, Ruskin Park and Peckham Rye offer attractive green spaces nearby, ideal for walking, exercise and enjoying the outdoors.

Combining generous proportions, four double bedrooms, excellent natural light and a highly convenient location, this property represents a fantastic opportunity for buyers looking to secure a spacious home with scope to make it their own in a sought-after part of South East London.



MATERIAL INFORMATION

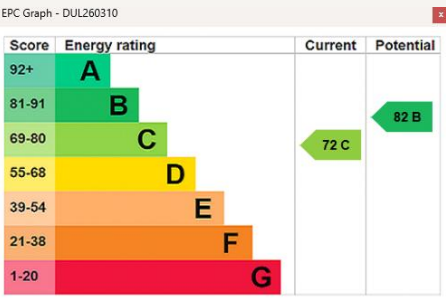
Tenure: Listed as a share of freehold, owners have the intention to split the existing freehold.
Service charge / ground rent: TO BE CONFIRMED
Council Tax Band: C
EPC rating: C
Grade II listed building

Mobile phone coverage:
EE (Good outdoor and in-home)
Three (Good outdoor and in-home)
O2 (Good outdoor and in-home)
Vodafone (Good outdoor and variable in-home)
(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only.)

Flood Risk: Very low risk of surface water flooding / Very low risk river and sea flooding **(Information supplied by gov.uk and tenants are advised to seek their own legal advice)**

Available Broadband:
Full Fibre Broadband

Floor plan: Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/DUL260310>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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