



GROVE LANE, CAMBERWELL, SE5  
**£750,000 LEASEHOLD**

**A THREE-BEDROOM, GROUND-FLOOR FLAT,  
SITUATED IN A HIGHLY SOUGHT-AFTER  
LOCATION CLOSE TO DENMARK HILL.**

Dulwich | 020 8299 2722 | [dulwich@winkworth.co.uk](mailto:dulwich@winkworth.co.uk)

Tenure Leasehold – 103 approx. | Council Tax Band C – London Borough of Southwark  
Service Charge £1000pa | Ground Rent £125pa

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## DESCRIPTION:

This stunning garden flat is offered to the market chain free. Comprising an exceptionally spacious reception room with bay windows, a high ceiling and an original, functioning fire place, plus a generous master bedroom also with bay windows and an ensuite, we have two further spacious double bedrooms, one with French windows out to the garden plus a large family bathroom. This Victorian purpose built apartment is a must see. Currently unoccupied and undergoing renovation, it will be move-in ready in a matter of weeks.

For total privacy, the property boasts a large, private West-facing garden, accessed via the property or the street, through your own, secure garden door (for the cyclists among you). Location could not be better, with Denmark Hill station a 4 minute walk down hill, linking you to National Rail and the Overground, and a 10 minute walk in the other direction brings you to East Dulwich station for direct links to London Bridge. Either way, you can be in central London in 20 minutes and Canary Wharf in 35 minutes.

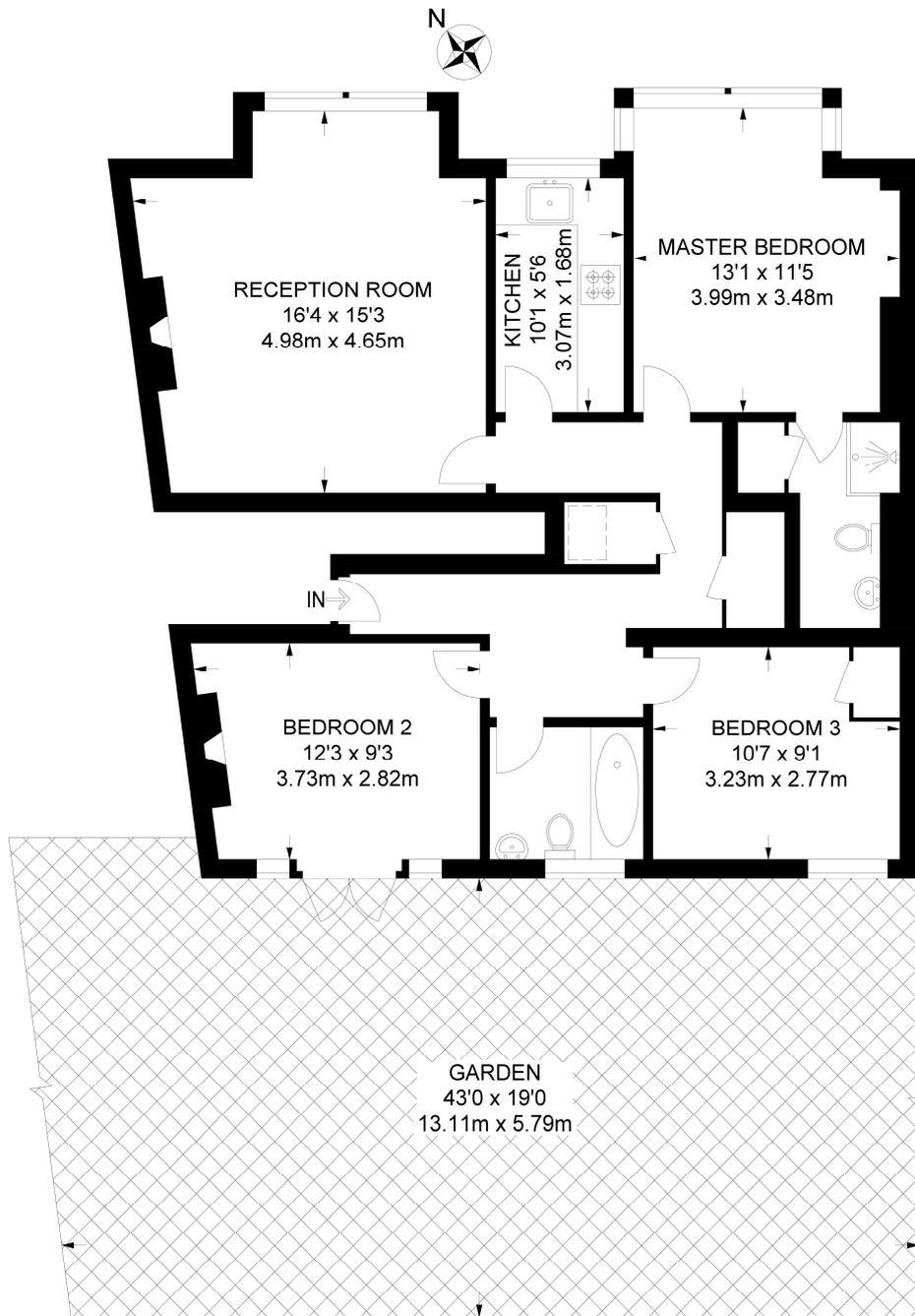
Locally, this stylish apartment offers super easy access to bustling Lordship Lane in E Dulwich, creative Peckham Rye with its beautiful, expansive park, plus Camberwell Green, all areas with an impressive array of shops, bars, and restaurants.

This is a fantastic opportunity with early viewings highly advised.

## AT A GLANCE

- Three Double Bedrooms
- Ground Floor Flat
- Reception Room
- Separate Kitchen
- Bathroom & Ensuite Shower Room
- Private Rear Garden
- Leasehold
- Chain Free

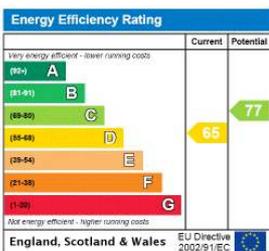




GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
878 SQ FT / 81.6 SQ M

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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