



GROVE HILL ROAD, CAMBERWELL, LONDON, SE5
£625,000 SHARE OF FREEHOLD

**A LARGE AND SPACIOUS FLAT, SITUATED IN A
HIGHLY SOUGHT AFTER LOCATION BETWEEN
DENMARK HILL, BELLENDEN ROAD AND LORDSHIP
LANE.**

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Winkworth

Tenure Share Of Freehold | Council Tax Band D – London Borough of Southwark |
Service Charge £300 pa | Ground Rent None

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DESCRIPTION:

A large and spacious flat, situated in a highly sought after location between Denmark Hill, Bellenden Road and Lordship Lane. Situated in what we like to call the “Golden Triangle”, is this stunning, spacious and well maintained two double bedroom, purpose built flat. The property comprises a spacious and exceptionally wide open-plan kitchen/reception, complete with engineered wood flooring, Juliette balcony with Bi-Fold doors and a fully fitted kitchen, boasting large breakfast bar and built in appliances. The property is flooded all day with natural light (subject to British weather), two bedrooms are situated to the front, the main double boasts an en-suite shower room and built in wardrobes. There is a very useful communal storage cupboard in the hallway. The property is situated close to the bars, restaurants and amenities on Lordship Lane (13 minute walk) but also with access to Bellenden Road (8 minute walk) with further access to some amazing restaurants, bars and shops. Transport links into Central London are provided via East Dulwich (9 min walk), or Denmark Hill (10 minute walk) and Peckham Rye (15 minute walk) for the Overground.

AT A GLANCE

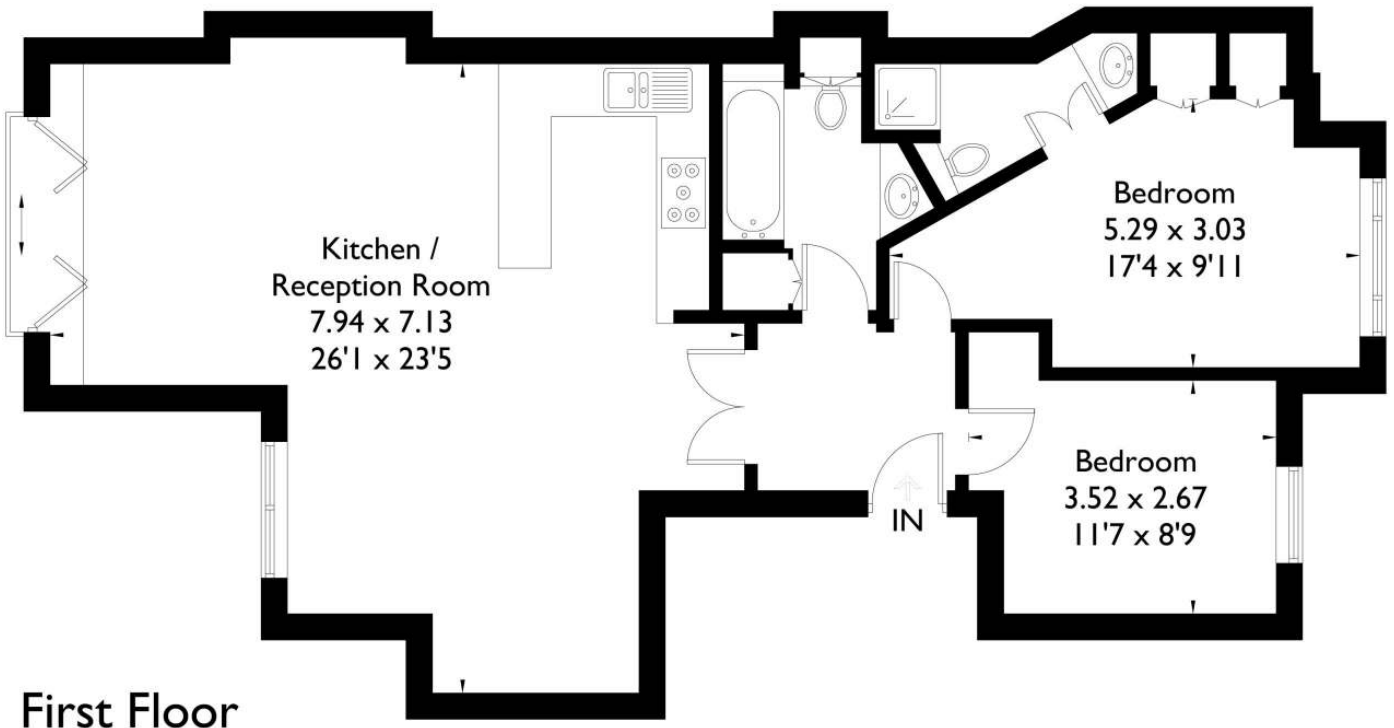
- Two Double Bedrooms
- Built-In Wardrobes
- En-Suite Shower Room
- Open Plan Living/Kitchen Area
- Juliette Balcony
- Fantastic Location
- Good Transport Links





Hill House, Grove Hill Road, Camberwell, SE5

Approximate Gross Internal Area = 81.2 sq m / 874 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: 153928

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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