



GROVE LANE, CAMBERWELL, LONDON, SE5  
**£1,200,000 FREEHOLD**

**A RARE TO MARKET, SEMI-DETACHED FAMILY HOME SITUATED CLOSE TO DENMARK HILL, LORDSHIP LANE AND BELLENDEN ROAD.**

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

Tenure Freehold | Council Tax Band E – London Borough of Southwark |

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently



Winkworth

## DESCRIPTION:

Nestled on the charming Grove Lane, this three-bedroom semi-detached house is a rare find, having been cherished by the same family for over 50 years. The property offers a welcoming characterful entrance hall, spacious front reception complete with original wood flooring and high ceilings. A spacious eat-in kitchen diner with fully fitted kitchen, charming second reception with original flooring, fire place, high ceilings and French doors that lead out to a private garden to rear. The first floor comprises three double bedrooms, a family bathroom and separate WC. The property can be further extended into the loft, side and rear STPP. With ample potential and a desirable location, this home is an excellent opportunity to create a personalized living space in a well-loved neighbourhood. The location offers easy access to Dulwich (Lordship Lane), Peckham Rye (Bellenden Road), and Camberwell Green, all with their impressive array of shops, bars, and restaurants. Transport links are a stone's throw, with Denmark Hill for the overground within a short five-minute walk or a short walk to East Dulwich station for direct links to London Bridge. This is a fantastic opportunity with early viewings highly advised.

## AT A GLANCE

- Three Bedrooms
- Semi Detached House
- A Walk-In Wardrobe
- Two Reception Rooms
- Modern Fitted Kitchen
- One Bathroom and Two Separate WC's
- Potential to Extend (STPP)
- Garden & Balcony
- Fantastic Location



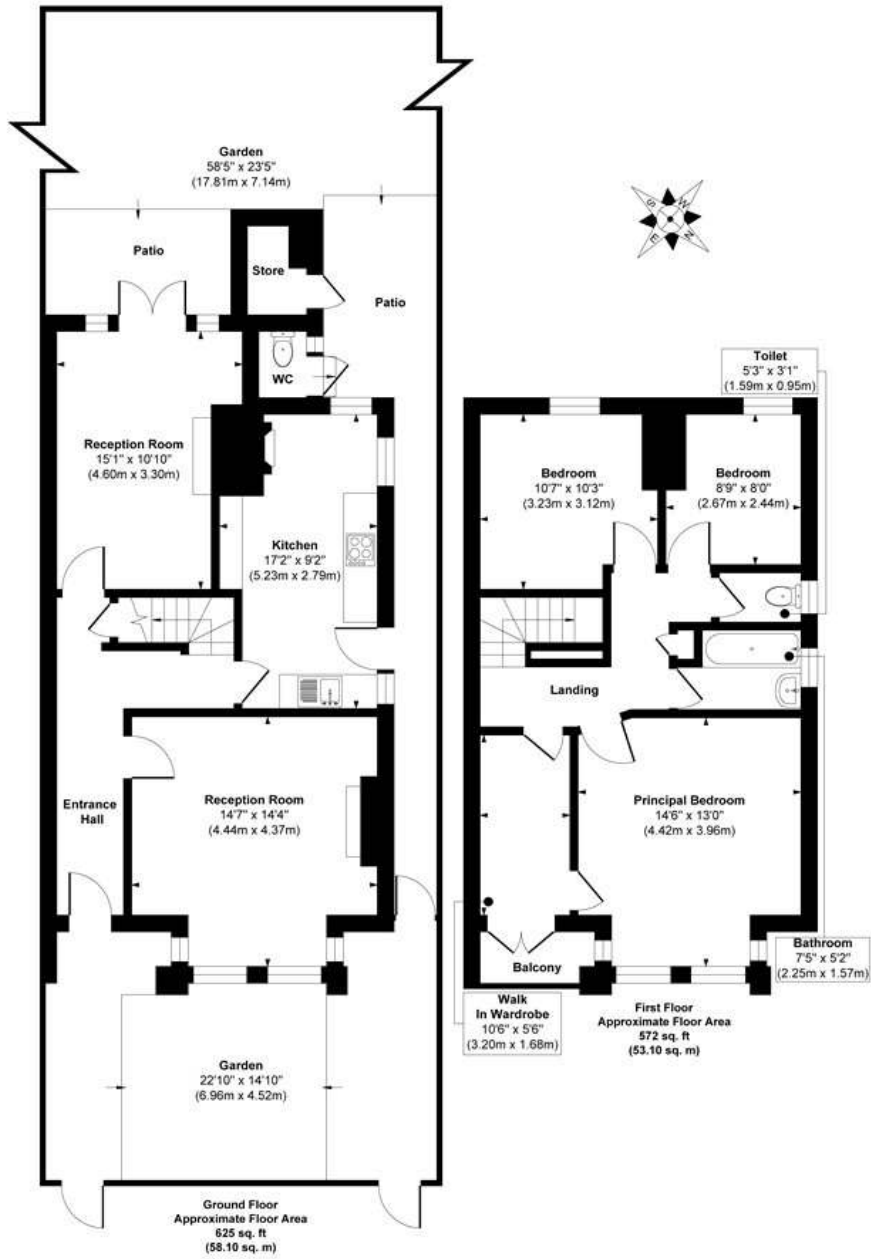
Winkworth



Winkworth



# Grove Lane

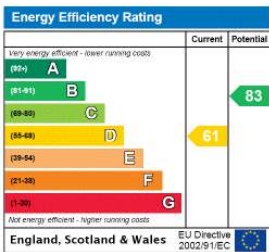


**Approx. Gross Internal Floor Area 1197 sq. ft / 111.20 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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.



Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.