



CAMBERWELL GROVE, CAMBERWELL, LONDON, SE5  
£825,000 SHARE OF FREEHOLD

A TRULY MAGNIFICENT, TWO BEDROOM GROUND FLOOR MAISONETTE, SITUATED IN THIS IMPRESSIVE GRADE II LISTED REGENCY BUILDING.

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

Tenure Share of Freehold | Council Tax Band C – London Borough of Southwark





## DESCRIPTION:

A magnificent, two-bedroom garden flat situated in an impressive Grade II listed Regency building on Camberwell Grove, one of South East London's premier roads. The flat offers spacious accommodation, high ceilings and outstanding finishes. From the wide entrance hallway, you enter a magnificent reception room with reclaimed parquet flooring, working feature fireplace, and bespoke fitted cabinets. Pretty French doors lead directly onto a stone patio and the large and private mature garden, that backs onto the Lettsom Garden allotments. The elegant bathroom has been fitted with underfloor heating, and the kitchen features shaker-style cabinetry beneath white quartz worktops, a Belfast sink, fitted gas hob, dishwasher, and washing machine. The two double bedrooms - one with built-in wardrobes - are well-sized with new oak flooring and sash timber shutters. The property has ample storage space with a sizeable under-stairs cupboard and two power-supplied cellars. There is also off-street parking to the front. You are situated on leafy Camberwell Grove, one of the most sought-after addresses in South East London - a peaceful tree-lined avenue flanked by fine Georgian homes. You could not be better connected to the exceptional range of local bars, restaurants and independent shops on nearby Lordship Lane, Bellenden Road and Camberwell Church Street including the famous The Camberwell Arms, and local favourites Theo's, Silk Road, Forza, Nandine and TOAD bakery. The flat is just moments from the outstanding-rated LEYF Camberwell Grove nursery, with several excellent state and private schools in the local area. The green spaces of Ruskin Park, Peckham Rye and Dulwich Park are all within easy walking distance, and local leisure facilities include the Butterfly Tennis Club and the swimming pool at Camberwell Baths. The property also enjoys private access to Lettsom Gardens, a gated communal park that only a few local roads have a key for.

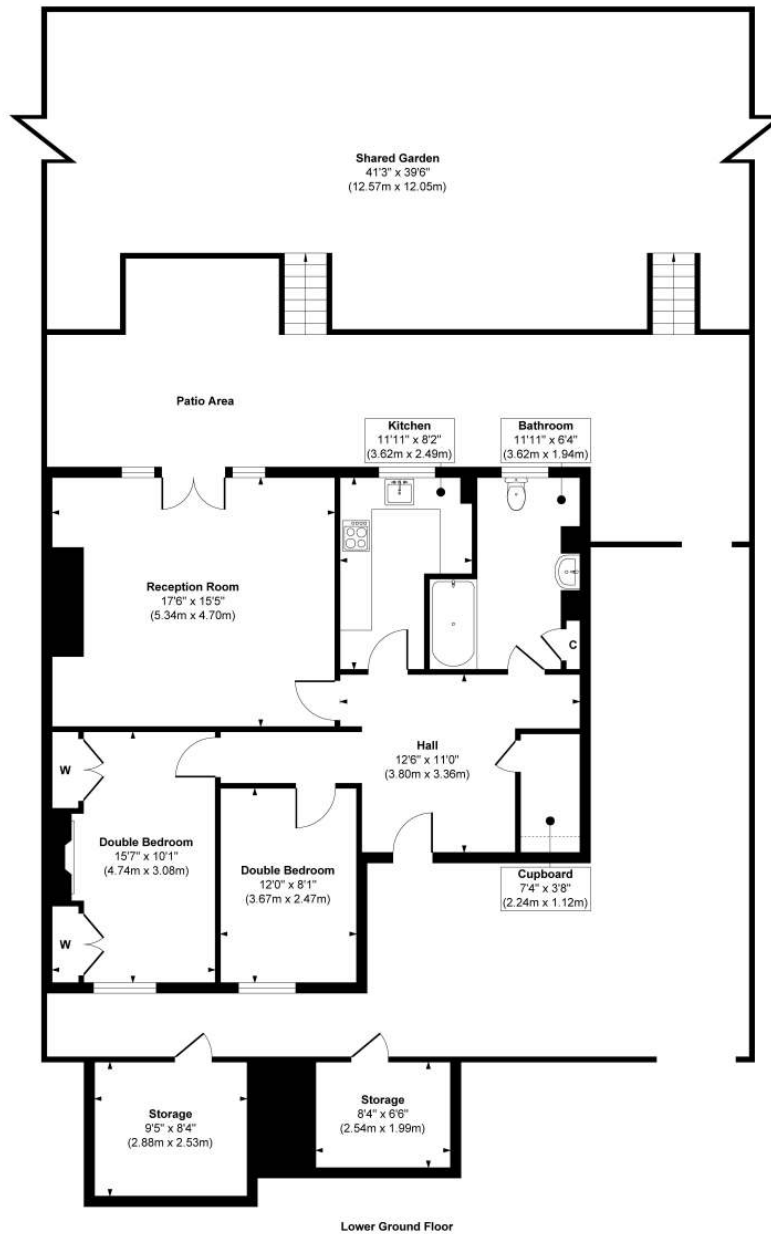
## AT A GLANCE

- Two Double Bedrooms
- Ground Floor Maisonette
- Large Reception Room
- Off-street parking
- Modern Kitchen & Bathroom
- Shared Garden & Access to Lettsom Gardens
- Within A Grade II Listed
- Regency Building





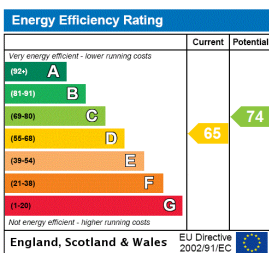
# Camberwell Grove



**Approx. Gross Internal Floor Area 1044 sq. ft / 97.07 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.