



# CADDINGTON BLUE

Camberwell Grove. SE5

Property Price: £ 1,750,000

Property Type: House

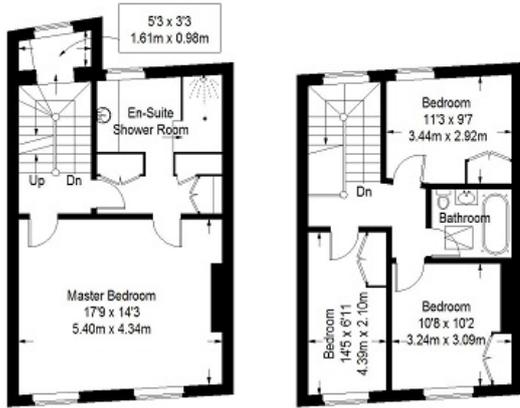




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## Floor Plan:

### Camberwell Grove



**First Floor = 517 sq ft**

**Second Floor = 490 sq ft**



**Lower Ground Floor = 492 sq ft**

**Raised Ground Floor = 494 sq ft**

= Reduced headroom below 1.5 m / 5'0"

Approximate Gross Internal Area  
 Lower Ground Floor = 492 sq ft / 45.7 sq m  
 Raised Ground Floor = 494 sq ft / 45.9 sq m  
 First Floor = 517 sq ft / 48.0 sq m  
 Second Floor = 490 sq ft / 45.5 sq m  
 Vault (Excluding Reduced Headroom) = 28 sq ft / 2.6 sq m  
 Reduced Headroom = 129 sq ft / 12.0 sq m  
 Total = 2150 sq ft / 199.7 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID377585)



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## Property Description

Located on one of London's finest Georgian streets, this handsome Georgian house is a wonderfully intriguing four-bedroom family home.

The house is immaculately presented and spread over four floors extending to over 2000 square feet accessed via a short flight of steps to the front door, entrance is to a wide hallway that turns right into a double reception room with sash windows at each end.

Beyond the hallway on the ground floor is access to a verdant garden full of shrubs & trees including Banana Trees. At the bottom of the garden planning permission has recently been gained to build a garden room which is highlighted as a CGI image in our portfolio of photos, more detailed architect plans are available, please ask if this is of interest.

The kitchen and dining room are at lower ground level. A beautiful bespoke kitchen provides the focal point to the sociable space, leading into a dining area that has access to the front garden and two underground vaults as well as some discreet storage spaces.

The entire first floor is dedicated to a stunning master bedroom with en-suite dressing room and bathroom. Three of the Four bedrooms are positioned on the second floor, all with built in wardrobes, and there's a family bathroom with skylight.

Camberwell Grove is set in a conservation area and generally considered to be one of the finest streets in the area, has been featured at length in a BBC documentary on London streets, some of which was filmed inside this house and is situated within walking distance of the Overground station at Denmark Hill, offering direct trains to Victoria, Blackfriars, Farringdon and St Pancras International. London Overground services to Canada Water Underground station for connections to the Jubilee Line and to Shoreditch High Street. Camberwell is also uncommonly well served by at least ten bus routes.

There are two gastro pubs and several restaurants less than 5 minutes' walk away, and two supermarkets within walking distance. There are several excellent state and public schools in the area, including Dulwich College, James Allen's Girls' School, Alleyn's School and Dog Kennel Hill Primary School.

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Caddington Blue has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## Key Features

Area : 2150sq ft  
Bedrooms : 4  
Bathrooms : 2  
Status : For Sale