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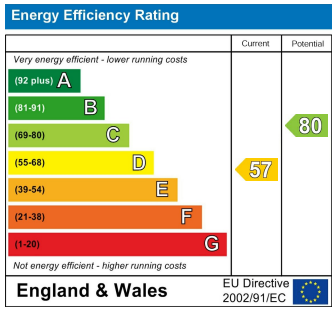
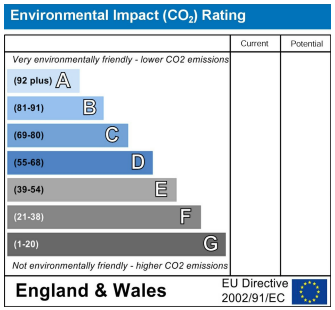
Champion Grove, London, SE5 | £650,000
Call us today on 020 7708 2002

- Three Bedroom Maisonette
- Period Conversion
- Garden with Outbuilding
- Lease Length: 105 Years Remaining
- Service Charge: £946 PA
- Ground Rent: £10 PA (Not Subject to Increase)





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Boasting a private garden, a versatile separate outbuilding, and views of London's iconic skyline, this spacious three-bedroom period maisonette seamlessly blends historic charm with versatile contemporary living.

The property is set over two floors with generous proportions and retains plenty of its period charm. Internally you are presented with a spacious and bright reception room, with plenty of space for relaxing and for entertaining guests. The kitchen has wood effect wall and base units, a granite effect work top, space and plumbing for white goods and a built-in breakfast bar. There are three double bedrooms, all with plenty of space for a bed and additional furniture. There is a family bathroom complete with a bathtub, a separate shower cubicle, a WC and basin with storage underneath.

The garden has some established plants and trees in the boarders offering privacy and there is a brick outbuilding—a blank canvas primed to become your dream home office, personal gym, or creative studio. Cap it all off with top-floor access to incredible, sweeping views of the city skyline, making this an absolute must-see London home.

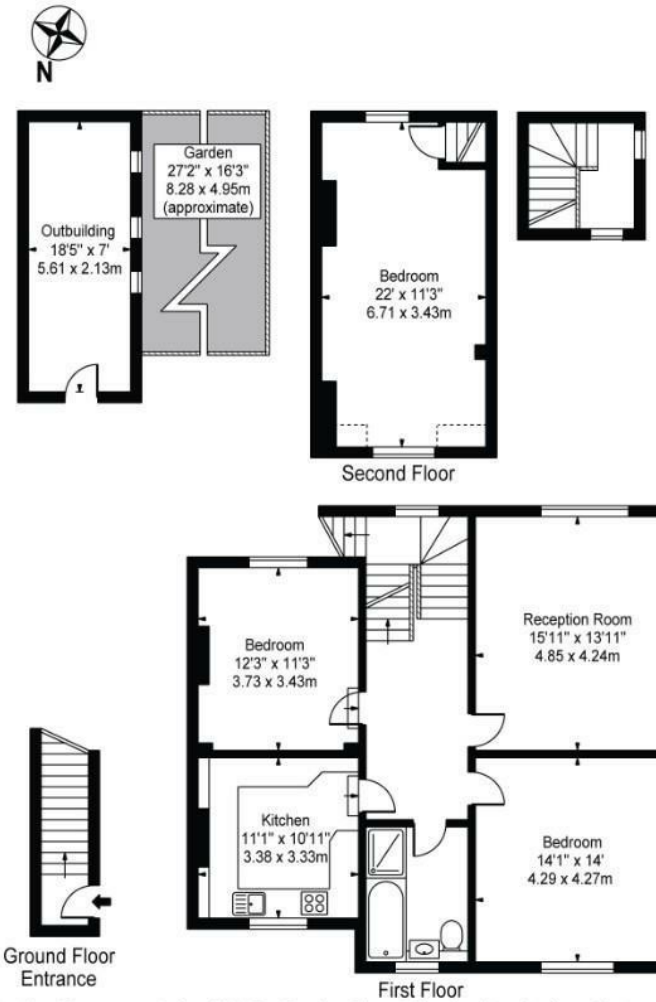
Champion Grove is in the Camberwell Grove conservation area. The property is conveniently located for all the shops, bars and restaurants of East Dulwich and Camberwell. Located only 0.5 miles from East Dulwich station and you also have Denmark Hill rail station, 0.3 miles way which has fast, frequent connections to Victoria, the City, or via the Overground to Canada Water (for Canary Wharf), Clapham, Shoreditch and Highbury & Islington. Located 0.4 miles away is Ruskin Park with its community gardens, café, play area and summer paddling pool. There are plentiful bus connections from Camberwell that will take you across the city to all the major train stations. The property is also located 0.6 miles from Kings College Hospital.

Tenure: Leasehold
Council Tax band: D
Authority: London Borough of Southwark
Lease length: 105 years remaining (Started in 2006 with a lease of 125 years.)
Ground rent: £10 per annum
Review period: Not subject to increase
Service charge: £946 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 3
Entrance on floor: Ground
Has lift: No
Over commercial premises: No
Parking: On street, permit required
Electricity: Mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Central heating
Building safety issues: None
Lease restrictions: Speak to agent
Public right of way through and/or across your house, buildings or land: No
Flood risk: Low- surface water
History of flooding: No
Planning and development: None
Listing and conservation: Camberwell Grove conservation area
Accessibility: None
Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Champion Grove, SE5 8BW

Approx. Gross Internal Area 1279 Sq Ft - 118.82 Sq M
(Excluding Outbuilding)
Approx. Gross Internal Area Of Outbuild 129 Sq Ft - 11.95 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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