AUCOOT



ADDRESS
Grove Hill Road, Camberwell, London SE5

PRICE
£850,000

ARCHITECT
Designer

TENURE
Leasehold

Overlooking the mature trees and established greenery of Lettsom Gardens, this three-bedroom Victorian maisonette occupies the first and second floors of an attractive period building on Grove Hill Road. Extending to over 1,000 sq ft, the home combines generous proportions, original architectural details and an abundance of natural light, with a substantial private garden, balcony and access to the neighbouring gardens.

The interiors retain much of their original character, with high ceilings, tall sash windows and a simple, neutral palette that allows the proportions of the rooms and surrounding greenery to take centre stage. The principal reception room occupies the front of the first floor, where three elegant arched windows fill the space with natural light. A period fireplace with a marble surround provides a focal point, while the generous dimensions allow for a comfortable arrangement of seating and furniture.

Towards the rear, the kitchen is centred around a generous island with bar seating, an integrated dishwasher and a butler sink. Sage shaker-style cabinetry houses additional appliances, while a range cooker provides a focal point. Underfloor heating runs throughout the kitchen and bathroom. Natural light filters in through white Crittall-style door, which opens onto a balcony offering an elevated vantage point among the surrounding trees. An external staircase leads down to the private garden, creating a natural connection between the maisonette and its outdoor space.

The first of three double bedrooms is also positioned on this floor, enjoying a green outlook towards the gardens, alongside a family bathroom. Upstairs, two further double bedrooms occupy the second floor, including a particularly generous principal bedroom spanning the width of the building. The rooms are well proportioned and filled with natural light, offering flexibility for family life, guests or working from home.

The private rear garden extends to almost 50 feet, providing a substantial outdoor space with considerable scope for further planting and landscaping. Beyond, the mature trees of Lettsom Gardens create a wonderfully green backdrop, lending the maisonette a sense of privacy and separation from the surrounding city. Residents of Grove Hill Road are also eligible to apply for access to Lettsom Gardens, a secluded community garden with established woodland, open lawns and a rich variety of planting.

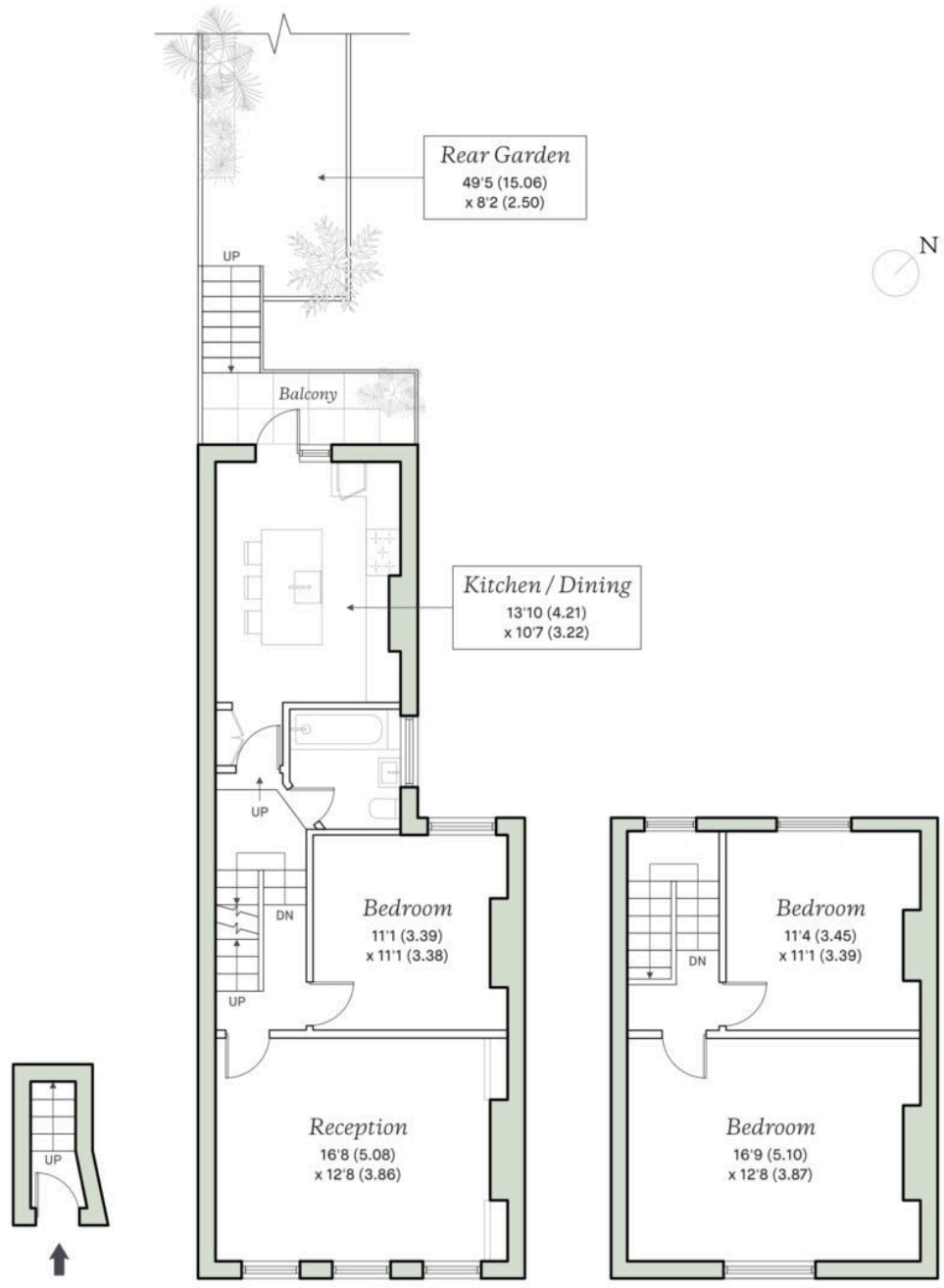
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