







“ One of Camberwell Grove's earliest Georgian homes, sympathetically extended over more than two centuries into an exceptional family house of remarkable scale and character. ”

Set along one of South London's most celebrated Georgian streets, this outstanding Grade II-listed townhouse dates from around 1780, making it one of the earliest homes to be built on Camberwell Grove.

Evolving organically over more than two centuries, the house has been thoughtfully extended into the substantial five-storey family home it is today, while carefully preserving the elegant proportions and architectural character that define its Georgian origins.

Extending to more than 3,600 sq. ft, the house unfolds through a sequence of finely proportioned rooms.







Behind its handsome London stock brick façade, the house reveals the scale and elegance of its Georgian heritage. High ceilings, generous sash windows and beautifully preserved period detailing establish an unmistakable sense of grandeur, while a softer contemporary palette allows the architecture to remain the focal point. Original fireplaces, ornate cornicing and wide timber floorboards sit effortlessly alongside bespoke joinery, creating interiors that feel timeless and understated.

Among the home's finest architectural features is the magnificent ballroom, believed to have been added during the nineteenth century as the house evolved. Occupying the heart of the ground floor, this striking reception room is defined by its exceptional ceiling height and glazed roof lantern, while large sash windows and elegant French doors draw natural light through the space, framing leafy views across the rear garden.





The garden is one of the home's defining qualities. At around 300 sq. m (0.07 acres), it extends well beyond the neighbouring rear gardens, creating a generous outdoor space that is rarely found in such a central London setting.

The upper floors retain the same sense of proportion and light. The first floor is devoted to a principal suite, where a generous bedroom is complemented by a dressing room, ensuite bathroom and direct access to a private roof terrace with elevated views towards the spire of St Giles' Church. Additional bedrooms occupy the upper levels, each retaining the calm proportions and natural light characteristic of Georgian architecture. A further family bathroom serves these rooms, providing excellent flexibility for growing families, guests or home working.

The lower ground floor provides an additional bedroom or playroom alongside a separate utility room, extensive storage and a wine cellar.







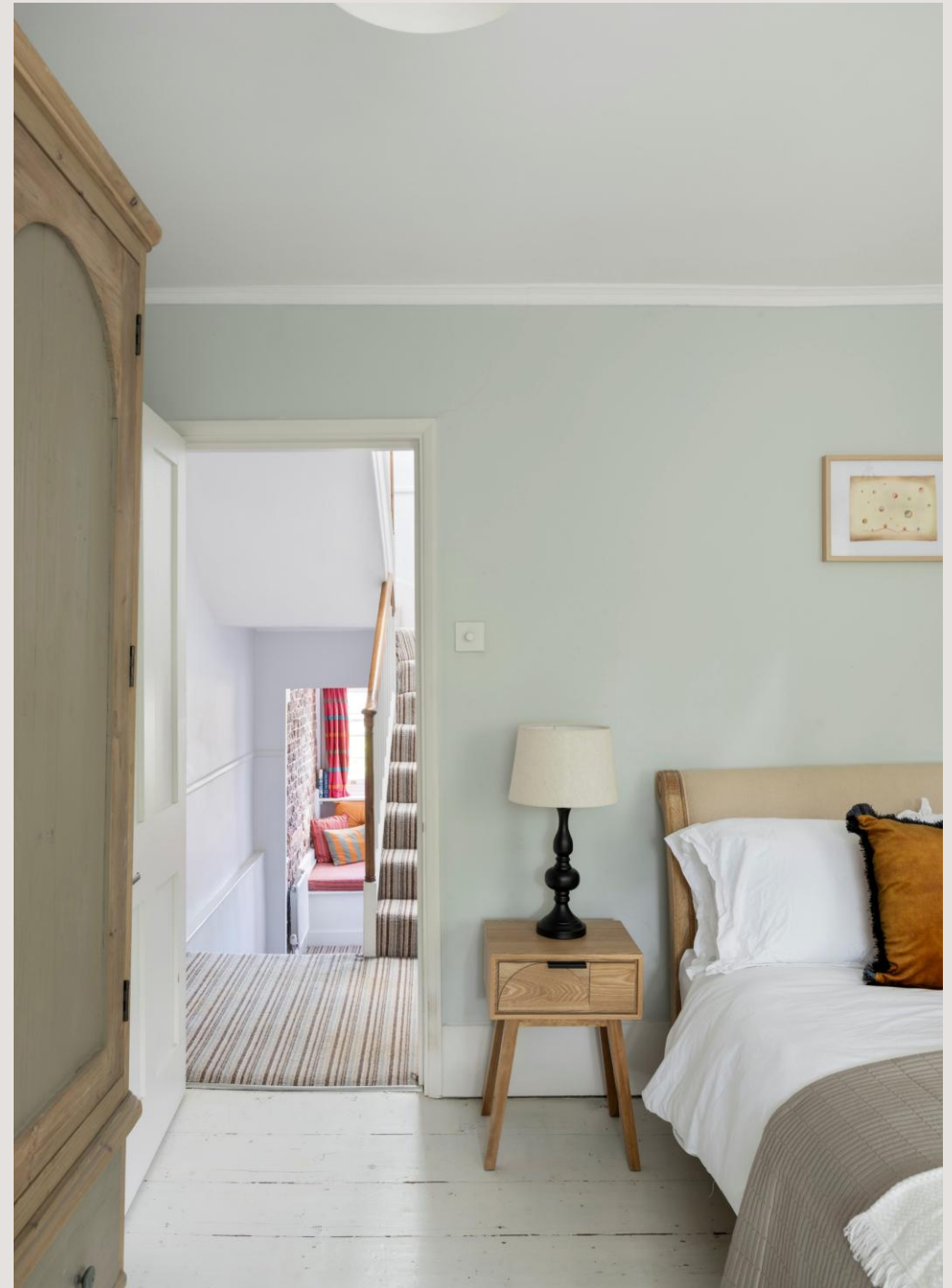


















WEST HAM UNITED
COME ON YOU IRONS



WEST HAM UNITED
COME ON YOU IRONS



I'M FOREVER BLOWING BUBBLES
PRETTY BUBBLES IN THE AIR
THEY FLY SO HIGH, SO HIGH REACH THE SKY
AND LIKE MY DREAMS THEY FADE AND DIE
FORTUNES ALWAYS HIDING
I'VE LOOKED EVERYWHERE
I'M FOREVER BLOWING BUBBLES
PRETTY BUBBLES IN THE AIR
UNITED! UNITED!















Camberwell Grove remains one of South London's most celebrated residential addresses, quietly positioned within the Camberwell Grove Conservation Area. While its elegant Georgian architecture defines the street, the surrounding neighbourhood has evolved into one of South London's most vibrant cultural destinations. The Camberwell Arms and The Kerfield Arms are both within easy walking distance, while Grove Lane and Camberwell Church Street offer an excellent selection of independent cafés, delicatessens and everyday amenities.

The Grade II-listed St Giles' Church and its adjoining churchyard sit immediately behind the house, providing an attractive setting for everyday walks. Lucas Gardens, Myatt's Fields Park and Ruskin Park offer further open green spaces nearby. Denmark Hill station provides fast connections to Victoria, Blackfriars, London Bridge and the Overground network, making this one of South London's most desirable neighbourhoods for those seeking architectural heritage, generous green space and a genuine sense of community.





Camberwell Grove SE5

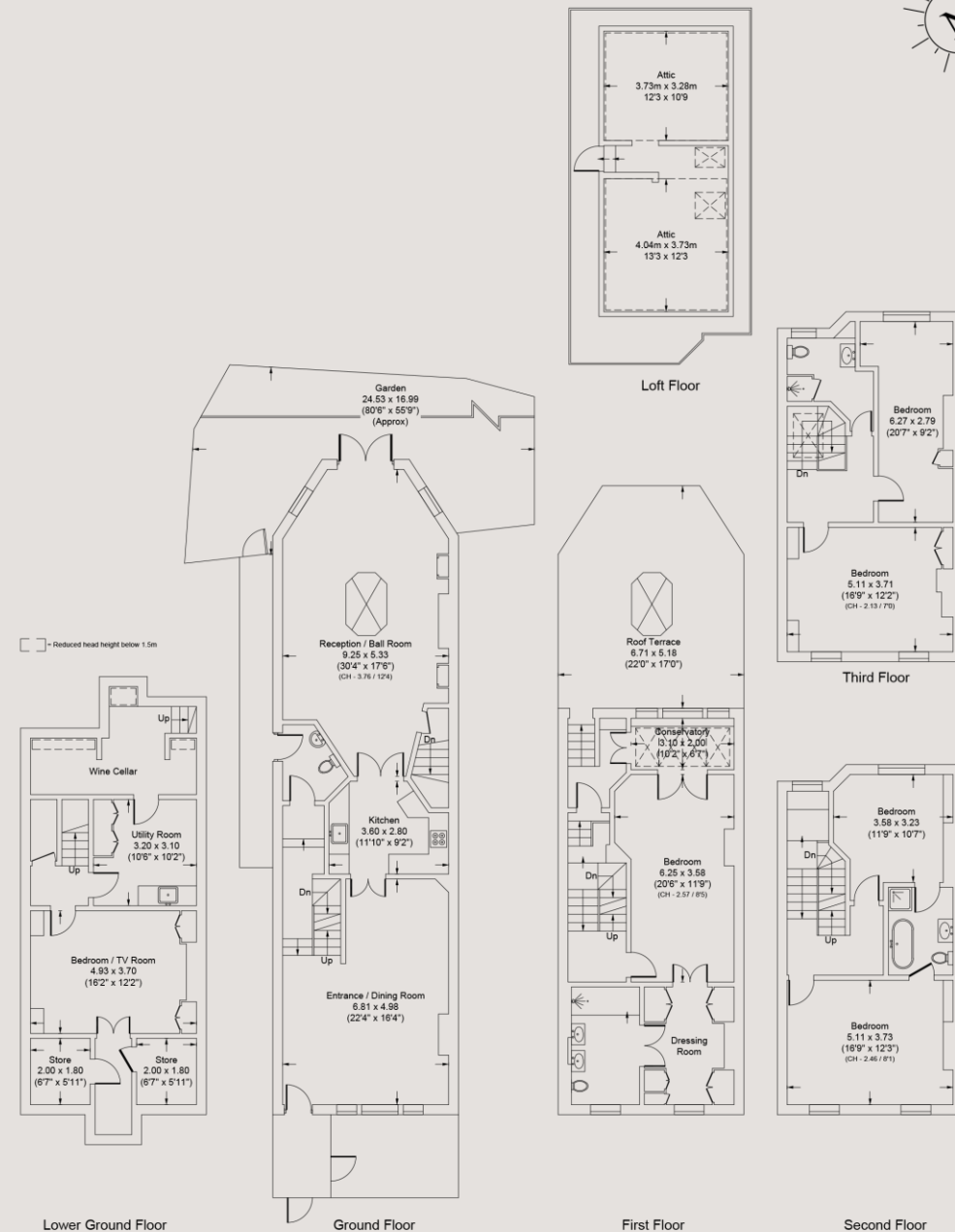
£2,750,000

FREEHOLD
COUNCIL TAX BAND - G
EPC RATING - D

- Six bedrooms
- Three bathrooms
- Freehold and chain free
- Grade II-listed Georgian townhouse
- One of Camberwell Grove's earliest homes
- Magnificent nineteenth-century ballroom
- Approx. 300 sq. m landscaped garden
- Moments from Camberwell Arms and Kerfield Arms
- Camberwell Grove Conservation Area
- Close to Denmark Hill station

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Approx Gross Internal Area
Limited Use Area

3689 Sq Ft - 342.8 Sq M
339 Sq Ft - 31.5 Sq M

For Illustration Purposes Only - Not To Scale

Every attempt has been made to ensure the accuracy of this floor plan however measurements are approximate and for illustration purposes only.

Measured in accordance with the RICS code of measuring practice. Not to scale.