

Grove Lane, Camberwell

£1,100,000



Exciting opportunity to acquire the local gem that is 'Blue Shop Cottage'. Far from your average two bedroom C19th home, this place can be your very own live/work paradise, in a sought-after and well-connected corner of Camberwell.

The property's current lucky resident has owned, enjoyed and sensitively-improved this flexible and beautiful space for a decade. During her creative and careful custodianship, it has played host to pop-up events, gigs, plays, exhibitions, supper clubs and more for the SE-London community. Back through the decades it has been many other things to its neighbours – including a popular cafe and a boutique dress shop.

There is obvious potential to substantially extend should you wish to further develop in the future.

The location? Is fantastic. You are on pleasing high ground on gorgeous Grove Lane (within the bounds of leafy Camberwell Grove Conservation Area), just a three minute walk from Denmark Hill Station (regular and Windrush line services, Fare Zone 2). Central Camberwell is your closest town centre. East Dulwich,

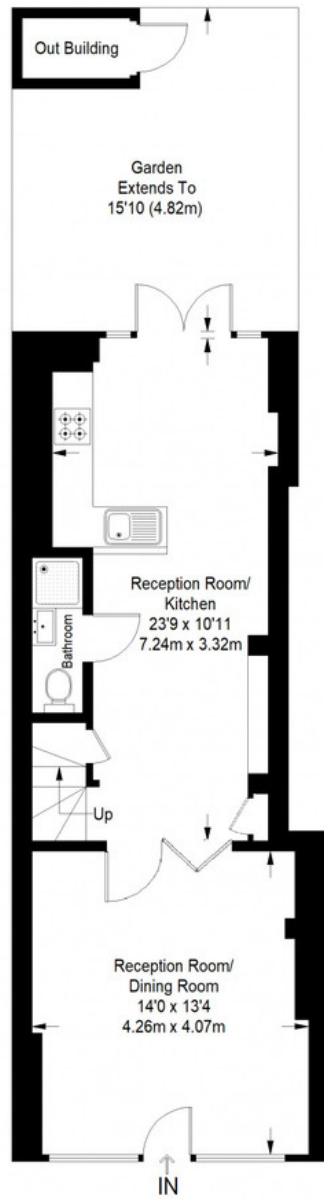
MUNDAY'S



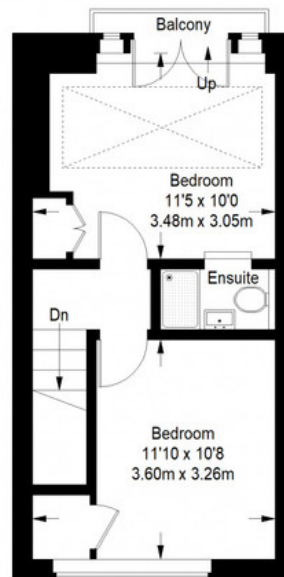
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Grove Lane



Ground Floor = 485 sq ft



First Floor = 294 sq ft

Approximate Gross Internal Area
GROUND FLOOR = 485 sq ft / 45 sq m
FIRST FLOOR = 294 sq ft / 27.31 sq m
OUT BUILDING = 16 sq ft / 1.49 sq m
Total = 795 sq ft / 73.85 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. (ID357409)