



CHAMPION GROVE, CAMBERWELL, LONDON, SE5  
£2,000,000 FREEHOLD

## GRADE II LISTED HOME, NESTLED IN THE HEART OF THE HIGHLY DESIRABLE CHAMPION GROVE IN CAMBERWELL.

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Tenure Freehold | Council Tax E – London Borough of Southwark

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## DESCRIPTION:

Nestled in the heart of the highly desirable Champion Grove in Camberwell, this exquisite Grade II listed home, previously owned by Captain Claude Champion de Crespigny's estate, masterfully blends historical charm with modern convenience. Spanning over 1600 sq. ft., the property offers generously sized rooms, all within a beautifully preserved architectural setting. With the added benefit of being chain-free, the purchase process is set to be smooth and stress-free. Stepping inside, you are greeted by the timeless elegance of wood flooring that flows effortlessly throughout the home, infusing each room with warmth and character. Beautiful original features throughout the property enhance its historic appeal, yet the home remains a blank canvas, offering endless potential for anyone looking to create a unique and quaint space in one of the most sought-after neighbourhoods in Camberwell. The property features two spacious double bedrooms, each offering ample storage space and natural light, along with an additional single bedroom, perfect for guests, a study, or a nursery. Outside, the extensive gardens provide a private sanctuary—a true oasis in the middle of Zone 2—where you can entertain guests, enjoy peaceful moments, or cultivate your green thumb. These lush outdoor spaces offer endless possibilities for relaxation and recreation. At the bottom of the garden, you will also find a charming summer house, equipped with a shower room and kitchenette, providing the perfect spot for a quiet retreat, a home office, or a creative space. The property also neighbours one of Camberwell's original wells, adding an extra layer of historical charm and significance to this remarkable home. Additionally, the property includes a garage for secure parking, with the convenience of off-street parking for two cars, making this home perfect for modern living. Perfectly positioned within walking distance to Denmark Hill station, this property offers excellent transport links into Central London and beyond, making it an ideal location for both professionals and families. Do not miss the rare opportunity to own this remarkable property in one of Camberwell's most coveted and prestigious locations. With its unique historical connection, elegant design, and blend of history and modern amenities, this home is sure to be a truly special place to call your own.

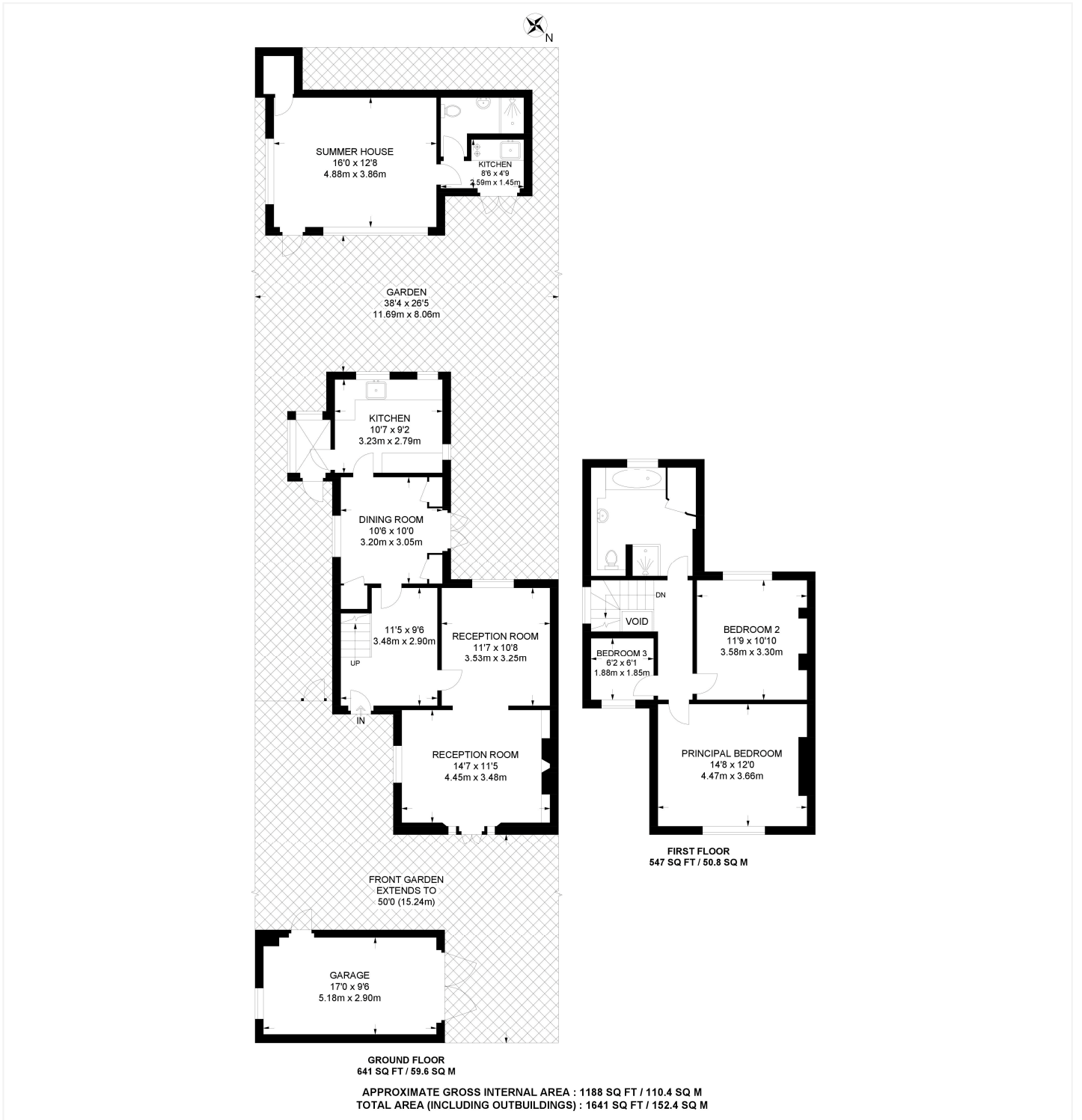
## AT A GLANCE

- Grade II Listed Building Spanning over 1600 sq. ft.
- Three Bedrooms
- Three Reception Rooms
- Stunning Large Modern Bathroom
- Private Gardens, Garage & Off Street Parking
- Summer House With Shower Room & Kitchenette
- Chain-free
- Central Location









This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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