

CAMBERWELL NEW ROAD SE5
FREEHOLD
OFFERS IN EXCESS OF £700,000

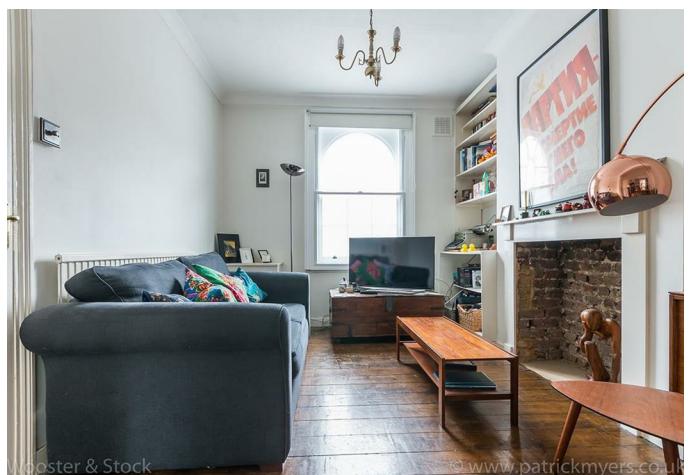


SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

FEATURES

Period Property
Original Features
Summerhouse



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Beautiful Two Bed Georgian House with Pretty Garden and Summerhouse

Proudly placed on this historic road and built circa 1824, this wonderful two bedroom Georgian house maintains much of its original splendour. These fine homes are very striking from the outside, spaciouly arranged over two floors and awash with period features.

Introducing itself to us through a compact front garden with wrought iron railings, the house is terraced to either side with similarly period fronts. Once inside you'll find a generous, welcoming hallway with wooden floor and white walls. To the left sits a double reception which enjoys dual aspect, striking feature fireplace with exposed brickwork, handy study area with floor to ceiling bookshelves, a funky built in window seat and original timber flooring.

Stepping back through the hall delivers you to the magnificent, contemporary kitchen. The space is superbly bright and airy, owing to two sets of French doors and two overhead skylights. The interior is crisp and clean, with exposed brick feature wall and stylish slate tiled flooring. There is room for a dining table and chairs in the centre with a handy chalk board wall to write all your messages on. You will never forget the milk again!

Step out the French doors and the garden is a real stunner. Its private and peaceful, enjoying a south/south west orientation, patio and summerhouse. There is plenty of room for relaxing, entertaining and exercising your green thumb. Upstairs there are two double bedrooms, each with fitted storage and neutral carpets. The master sits to the front with two large sash windows while the second has a pleasant leafy view of the garden. A few steps down brings you to the return which houses a lovely bathroom with those trendy blue metro tiles. A smart white suite and rain-effect shower over the tub as well as more timber flooring.

You can walk to the Oval tube (Northern line) in 9 minutes or grab one of the many buses close by (a trip to Victoria will take about 20 minutes on the bus from here). All the facilities of Camberwell Green are close by, including some yummy tapas at Angels and Gypsies, a pint at the Hermit's Cave and the very lovely Camberwell Baths for a relaxing swim in a good old fashioned pool. Kennington Park is just up the road with its open spaces and tennis courts. Even closer is Myatt's Fields with kids playground and tennis courts. And if you like cricket then don your panama and take a hamper up to the Oval!

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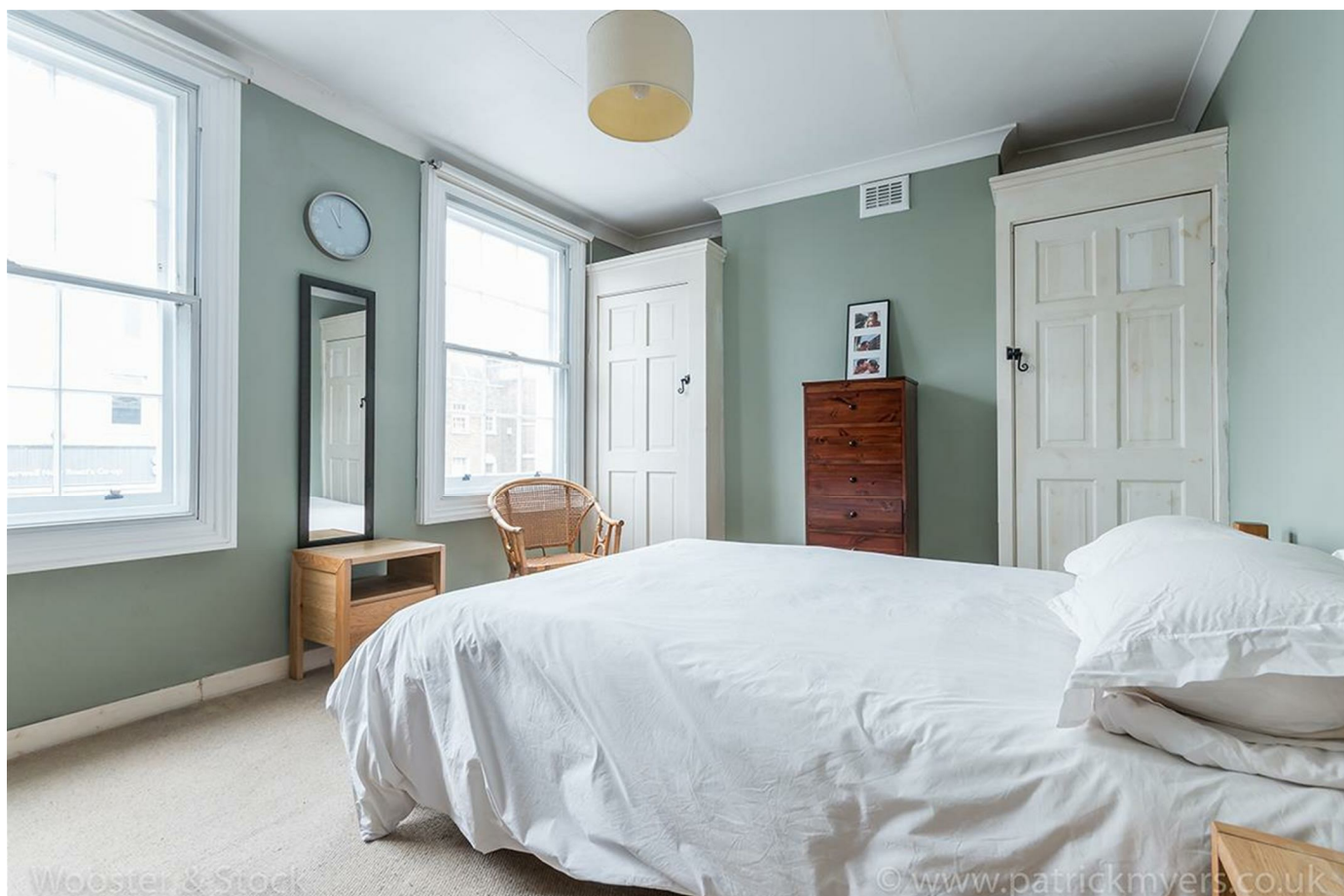
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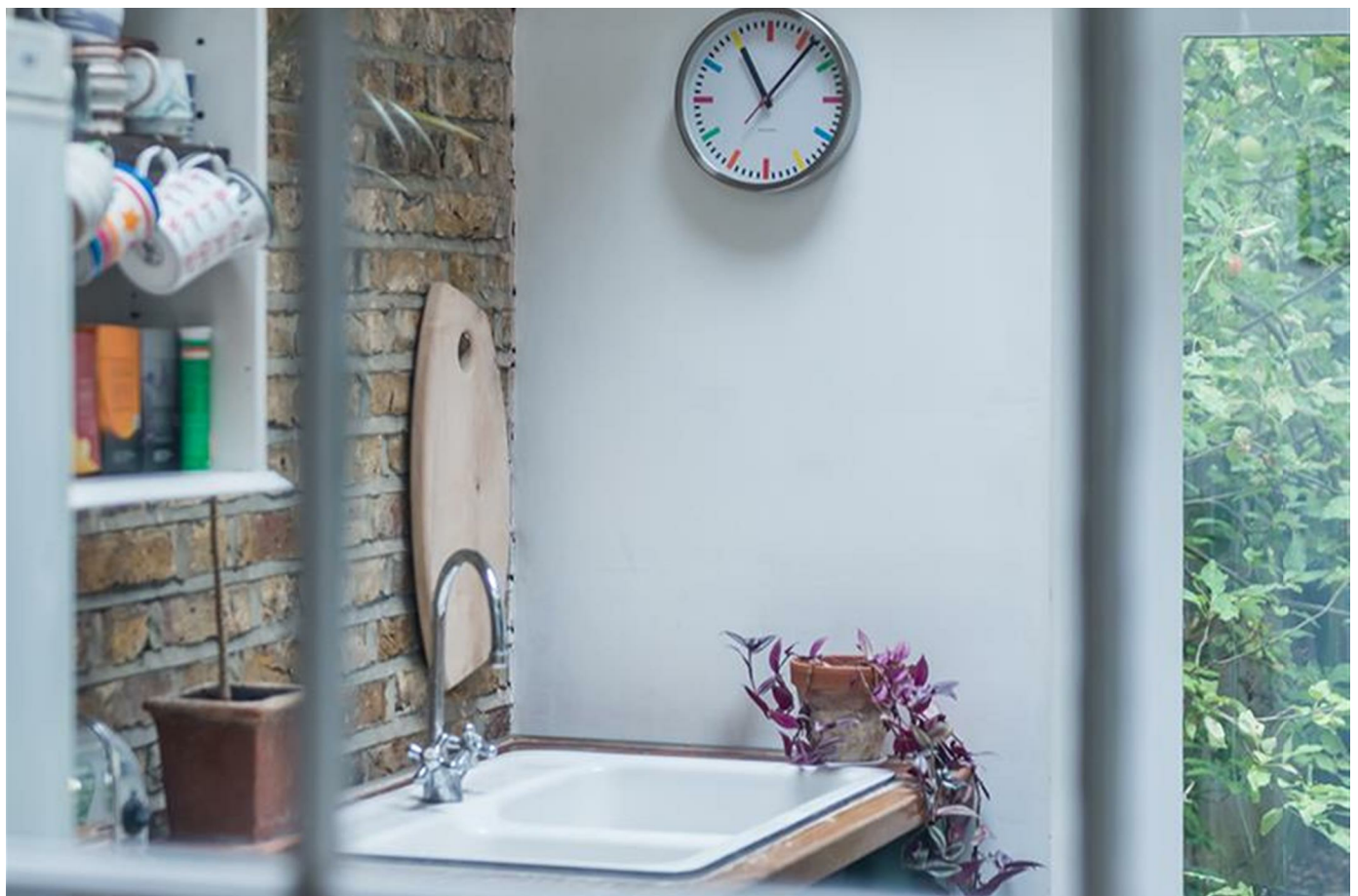
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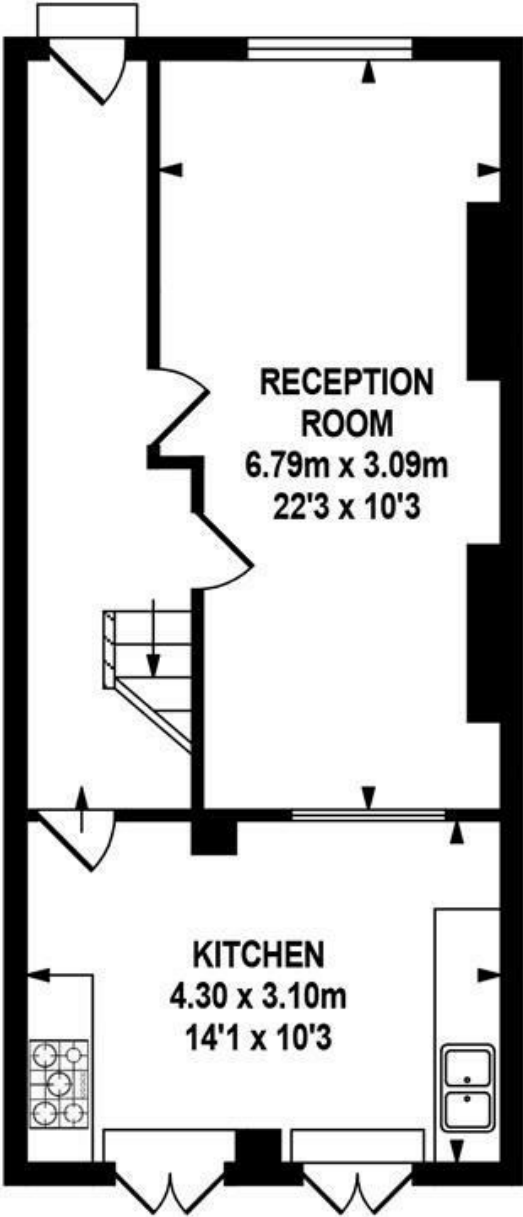


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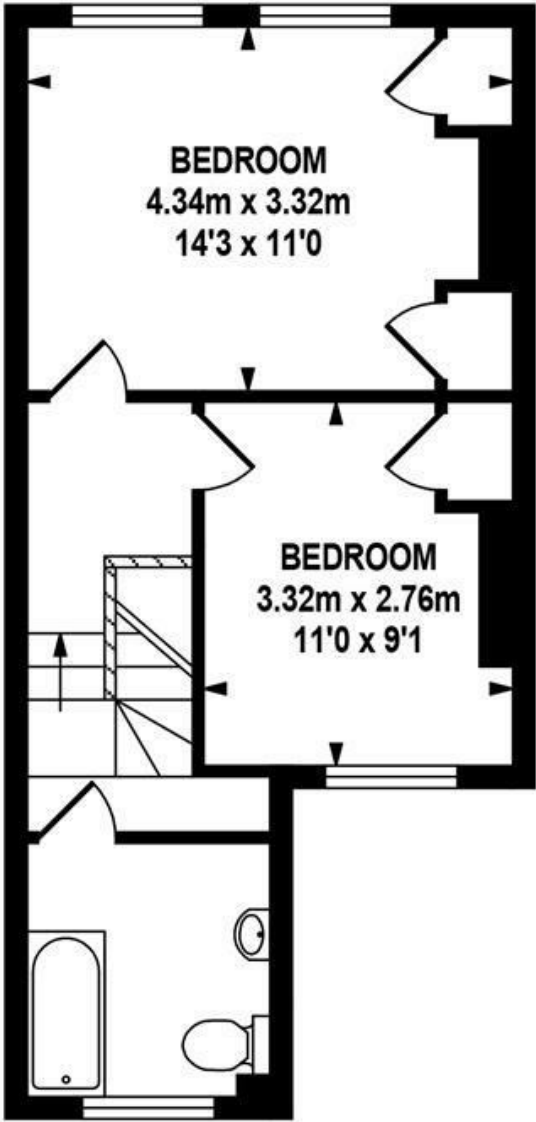
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GROUND FLOOR
APPROX. FLOOR
AREA 43.00 SQ.M.
(463 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 36.08 SQ.M.
(388 SQ.FT.)



SITE PLAN

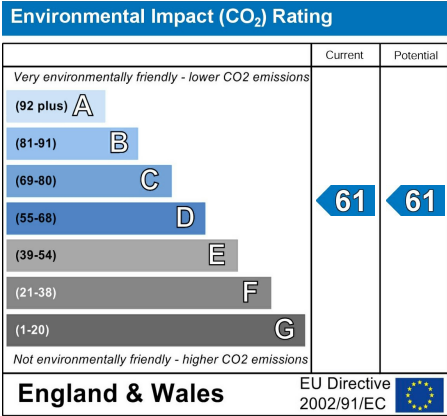
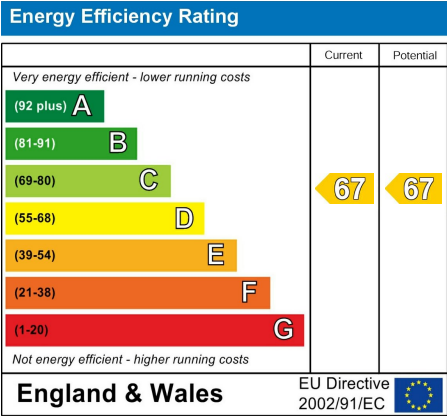
WOOSTER & STOCK

TOTAL APPROX.FLOOR AREA 79.08SQ.M. (851 SQ.FT.)

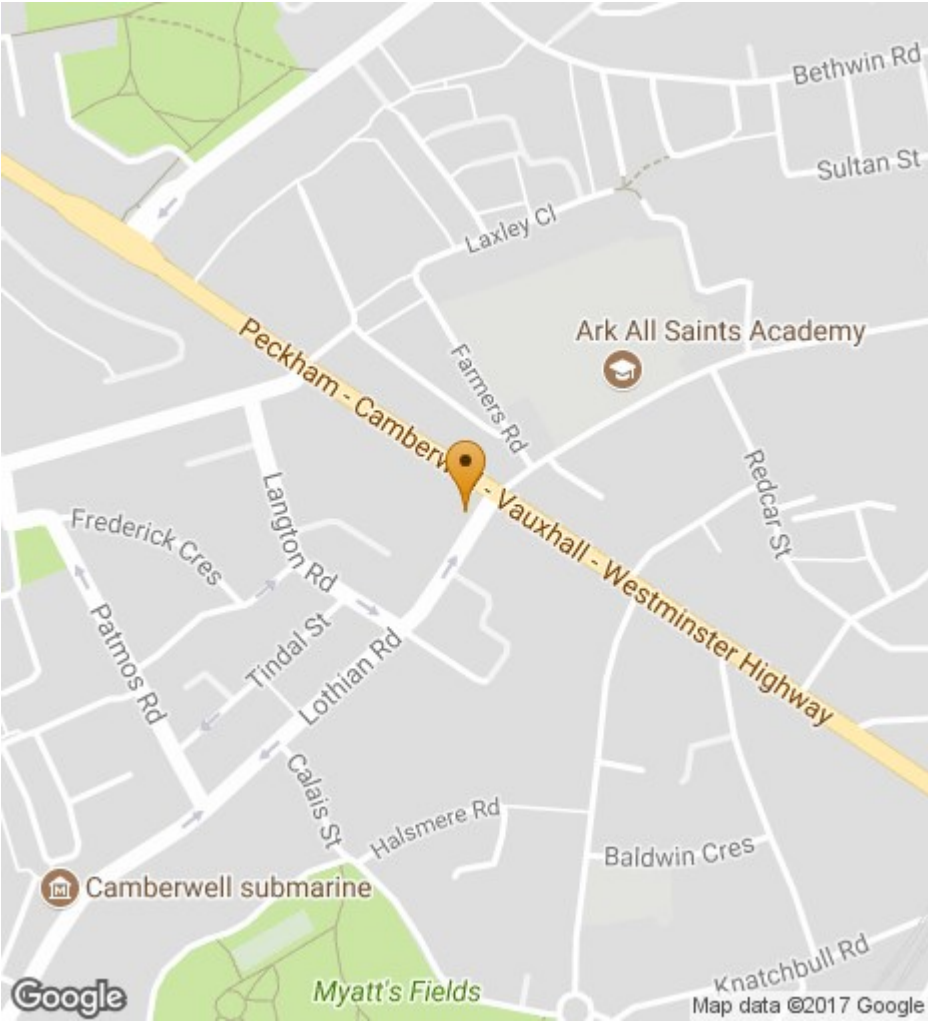
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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