

THE HAMLET, CAMBERWELL, SE5
FREEHOLD
OFFERS IN EXCESS OF £1,000,000

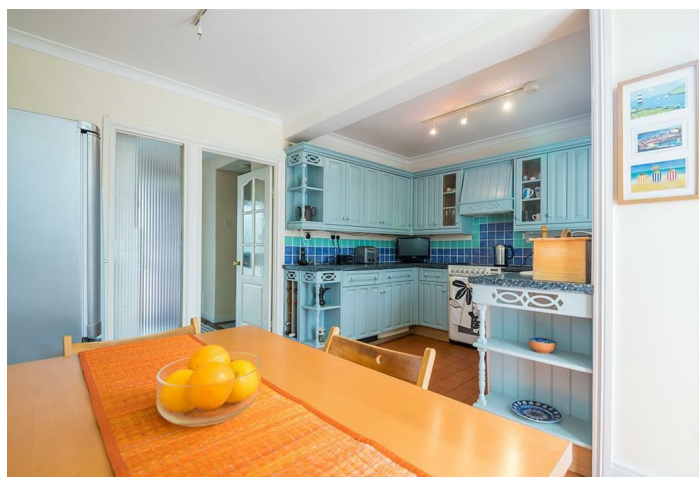
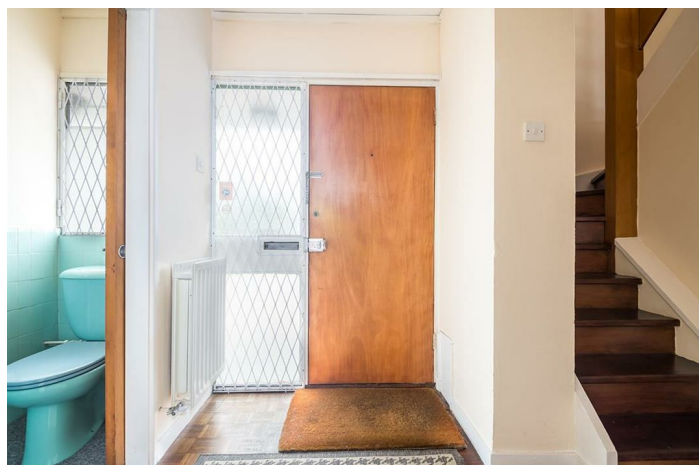


SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 2

FEATURES

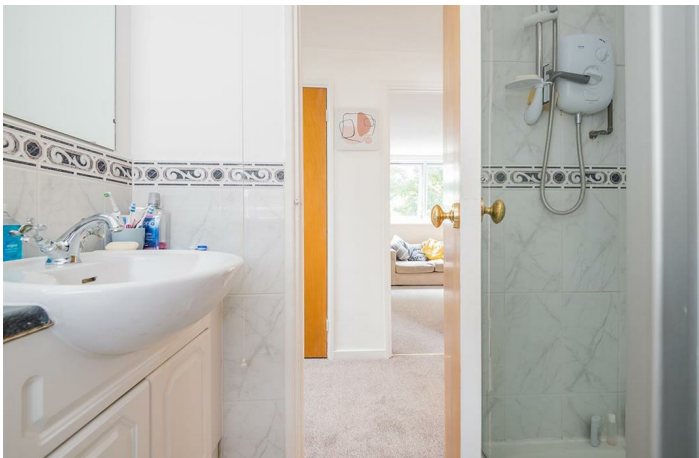
1960s Townhouse
Three Bedrooms
Off Street Parking
Private Garden
Potential to Extend
Private Balcony
Communal Garden



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Splendid Three Bedroom 1960s Townhouse with OSP, Private Garden, Garage and Balcony.

Forming part of an award winning 1960s development, this three bedroom townhouse is arranged over three floors with private garden, balcony, off-street parking and an integrated garage. Wider than many of it's neighbours and with a larger garden too, this house has huge amounts of potential - there is scope for a ground floor extension and a fourth bedroom on the first floor should you need it. The Hamlet is a great space in an increasingly popular location – the houses are positioned around a private, communal central garden tucked away off Champion Hill within an impressively short distance to Denmark Hill station.

There is enough space in the garage to park your car (or use the drive if yours is larger) and step into the main hallway. You'll find a nifty shower room on your right and two big storage cupboards on your left. Straight ahead is a good-sized kitchen/dining room with quarry tiles underfoot and a plethora of units arranged neatly to the LHS. This clever arrangement leaves space for a dining table to the right hand side with a view over the garden. You also have direct access into the garage from here. Currently used for storage, one could easily utilise this space to extend the kitchen and create an even larger living space.

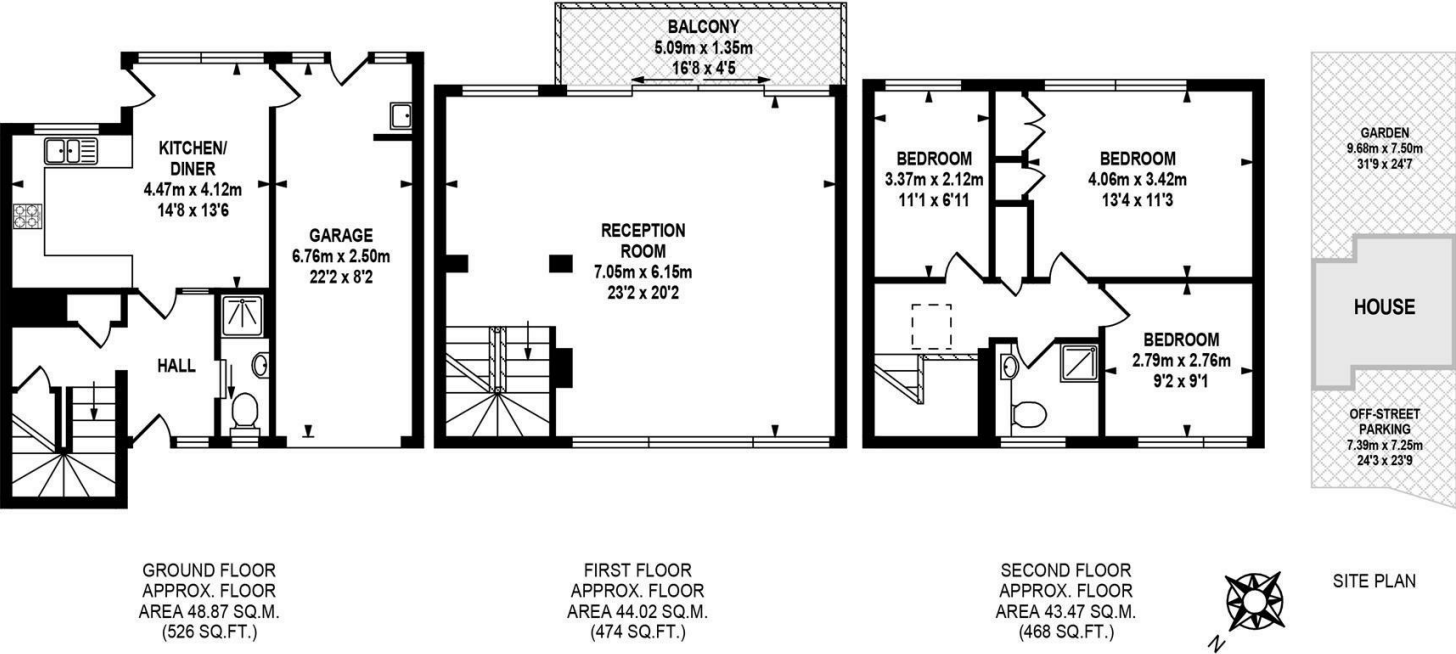
Take the wooden staircase with exposed risers up to the first floor to find a whopping reception room taking the entire floor. There is a rear facing balcony with a peaceful, green view (great spot for coffee) and the front overlooks the communal garden. You have the option of creating an additional bedroom on this floor too. The second floor comprises three bedrooms (two doubles, one single). The master bedroom overlooks the rear and has fitted storage cupboards and there's an additional one on the landing. A family bathroom (currently shower cubicle only) sits towards the front.

There are a number of excellent schools nearby - a short walk down leafy Greendale to the highly rated independent James Allen's Girl's School and co-educational Alleyn's School. Dulwich College and Dulwich College Prep are a short drive/bicycle ride away. Also nearby is the well regarded Villa Pre-Prep School & Nursery. Camberwell College of Art is also within walking distance. Local eateries will keep you perpetually calorie counting - we love The Camberwell Arms, a winner of the Observer Food Monthly's Best Sunday Lunch award, eight minutes down the Grove. There are plenty of shops nearby including a host of independent food shops on Camberwell Church Street and Camberwell Green, plus a new, modern library and playground. There is a Sainsburys superstore an easy 5 minute walk away. The shops and foodie hotspots of Peckham and East Dulwich are also in walking distance. Keeping fit? Camberwell Baths is stunning and within an easy canter. Ruskin Park is a short walk away and you have the Butterfly Tennis Club is nearby too. The elegant Dulwich Park and Brockwell Park are also a short bicycle ride away.

Tenure: Freehold

Council Tax Band: E

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TOTAL APPROX.FLOOR AREA 136.36 SQ.M. (1468 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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FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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.

