Wooster & Stock

ST. GILES ROAD, CAMBERWELL, SE5

LEASEHOLD

GUIDE PRICE £375,000 - £400,000







SPEC

Bedrooms : 1
Receptions : 1
Bathrooms : 1

Lease Length : 117 years remaining
Service Charge : n/a
Ground Rent : £100 per annum

FEATURES

Opposite Brunswick Park
Private Entrance
Large Double Bedroom
Compact Private Terrace
Leasehold









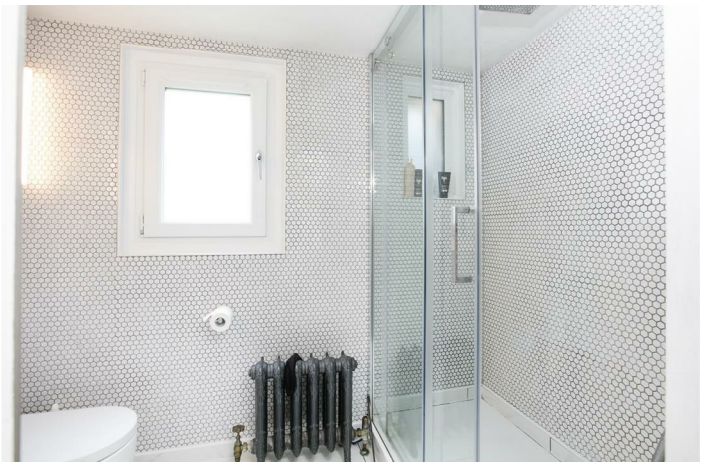




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Well-Placed Parkside One Bedder with Bijou Terrace - CHAIN FREE.

This well appointed one bedroom period conversion sits just seconds from the leafy fringes of Brunswick Park. Taking the entire lower ground floor of a handsome Victorian building it enjoys a private entrance, proper double bedroom, open-plan living area and a compact raised terrace. This wonderful location enjoys a mature, leafy and friendly vibe. Brunswick Park is widely celebrated for tennis courts, roses and art gallery. The location also allows easy access to the City and West End from a multitude of buses travelling along the main road. Alternatively take a 15 minute stroll up to Denmark Hill station where, in addition to the Windrush Line, you can pick up fast, direct and regular services to Victoria, London Bridge and Blackfriars.

A handsome exterior offers steps downward to the flat's private entrance. The hall has lovely original timber floors stained a rich mahogany shade and some handy recessed storage immediately on your left. The double bedroom is accessed through a fab false wall opening on the right and faces front through a wide bay window. There's louvered blinds for privacy and some integrated shelving. You'll easily fit a king size double bed! The living room runs open plan from the end of the hall to offer a comfortable lounging and dining area. A neat kitchen adjoins to the rear of this with a four ring induction hob, integrated fridge/freezer, washing machine, dishwasher and a side aspect casement window. The shower room sits beyond this and has lovely honeycomb wall tiles, a large walk-in shower room with drencher and a modern loo. The mini terrace is accessed off the living area and offers a raised decked patio for al fresco dining.

Here you have easy access to the City and West End from a multitude of buses travelling along Peckham Road. Oval tube (Northern line zone 2) is a brisk 20 minute walk or 6 minutes on one of the many buses that travel down the Camberwell New Road. Alternatively take a 15 minute stroll up to Denmark Hill station where you can pick up fast, direct and frequent services to Victoria, London Bridge and Blackfriars in addition to the Windrush Line. The local area is a hub of activity with some excellent specialist shops, Camberwell Baths, St Giles Church and many great restaurants and bars within easy walking distance. The Kerfield Arms has recently been awarded a Michelin star! We also love the Hermit's Cave and The Grove Tavern.

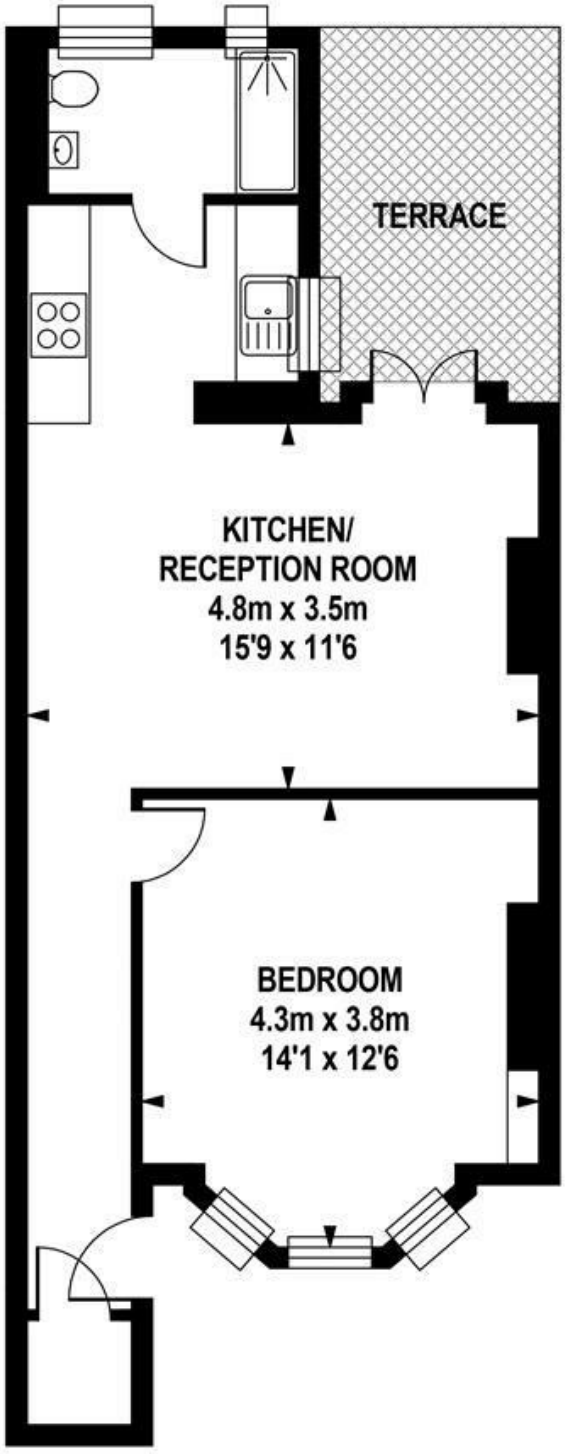
Tenure: Leasehold

Lease Length: 117 years remaining

Council Tax Band: B

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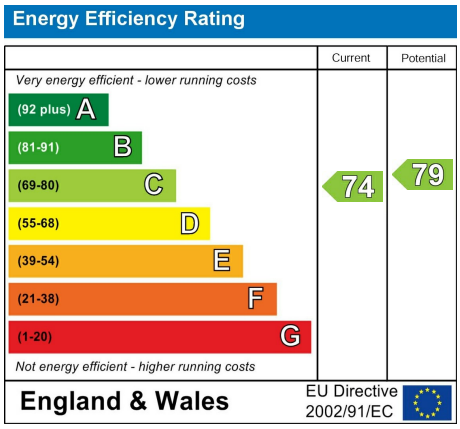


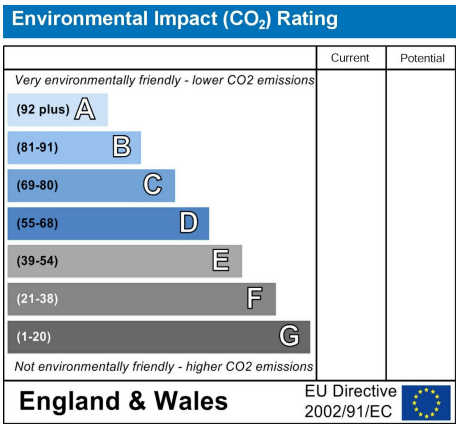
LOWER GROUND FLOOR

Approximate Internal Area :-
48.09 sq m / 518 sq ft

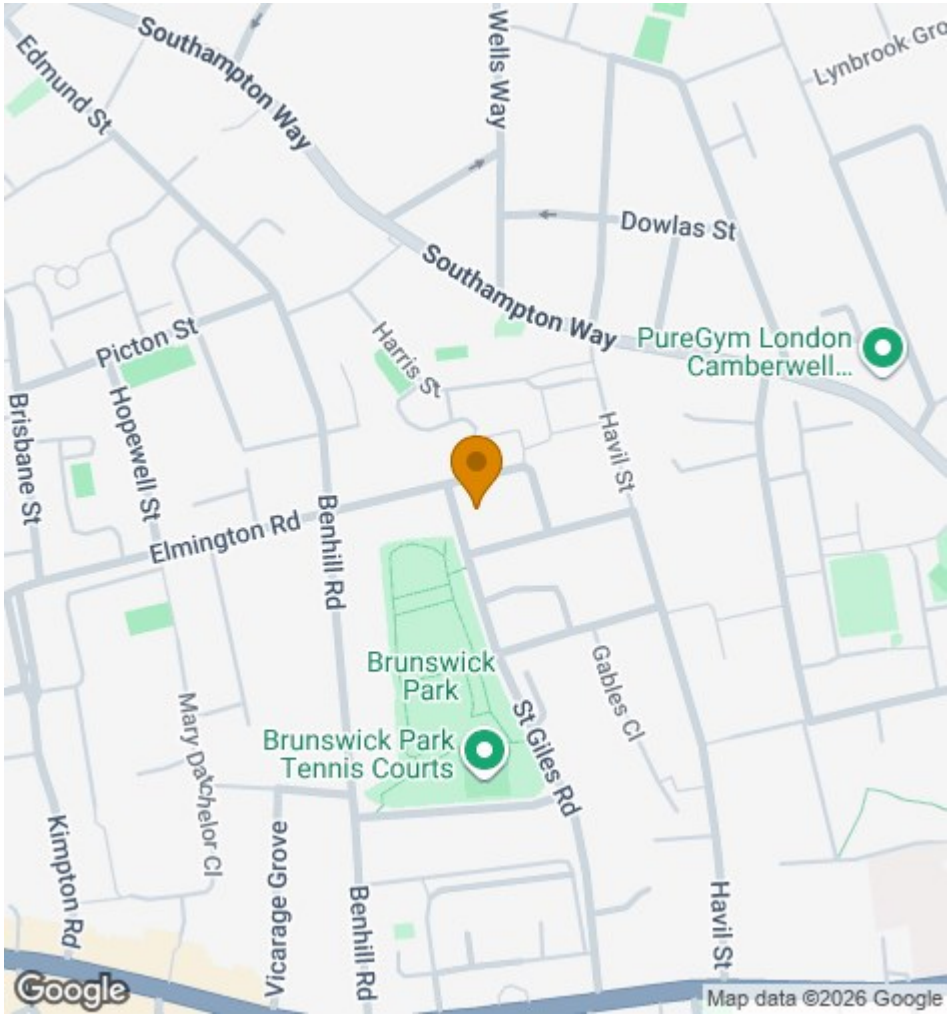
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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



Wooster & Stock

17 Nunhead Green
London SE15 3QQ
020 7952 0595
sales@woosterstock.co.uk