

CROFTON ROAD, CAMBERWELL, SE5

FREEHOLD

£1,650,000



SPEC

Bedrooms : 5
Receptions : 2
Bathrooms : 2

FEATURES

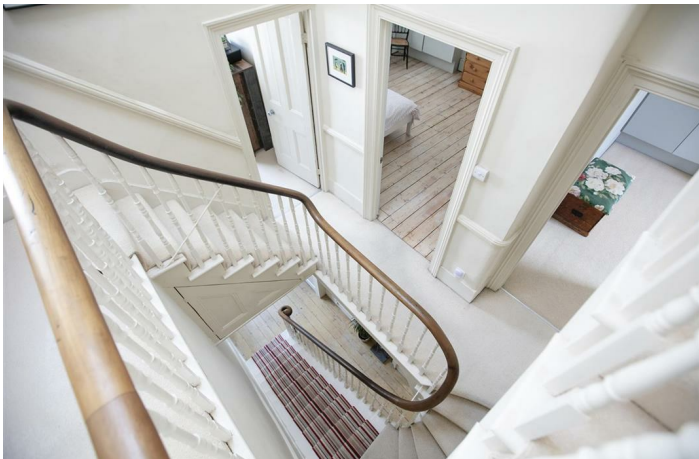
Amazing Triple-height Stairwell
Extended West Facing 40ft Garden
Period Features
Kitchen/Diner Extension
Freehold



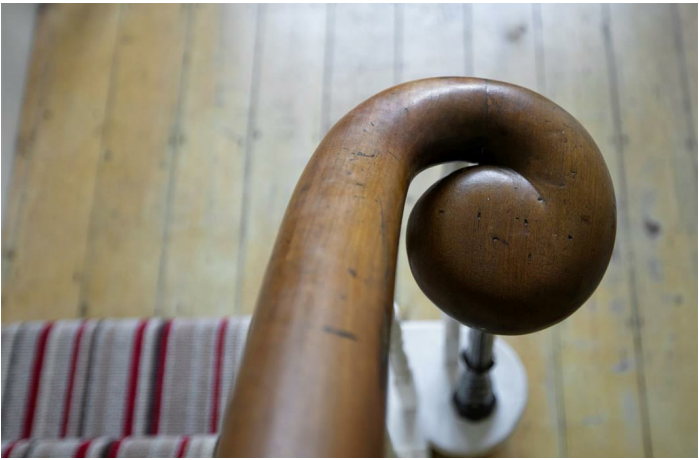
CROFTON ROAD SE5
FREEHOLD



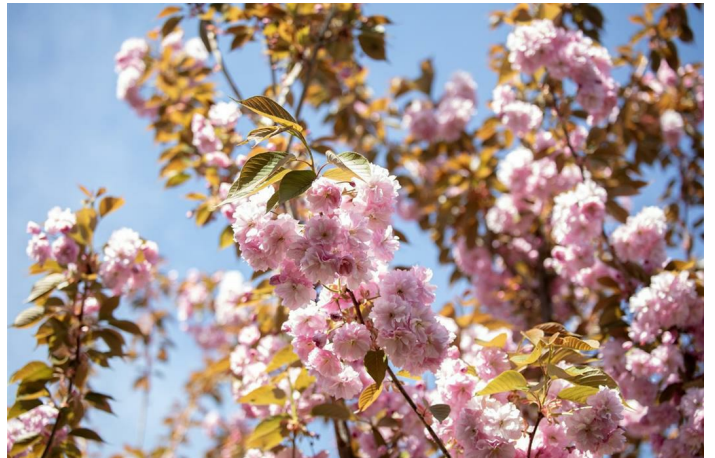
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Superb Four/Five Bedroom Victorian Home With Generous West-Facing Garden.

If you haven't yet had the pleasure of visiting one of these Crofton Road classics, let us assure you, the pleasure will be all yours. Spread over three spacious and sympathetically presented floors, the property enjoys a uniquely airy triple-height stairwell with marvellous mezzanine landing - the sense of space is inimitable! The accommodation comprises a vast double reception room with period adornments and bespoke storage, a well arranged contemporary kitchen/diner, four lovely double bedrooms (master ensuite), study/single bedroom, family bathroom and guest wc. There's a handy storage cellar and the property hugely benefits from a 40ft sunny west facing rear garden - far longer than the average on this wildly sought-after street! Crofton Road is a mature, popular street that rises gently from Peckham Road to Lyndhurst Grove and sits within a pleasurable five minute ramble of bountiful Bellenden Village. Transport is a cinch with Peckham Rye and Denmark Hill Stations each less than 10 minute stroll for swift, regular services to London Bridge, Victoria, Elephant and Castle, Blackfriars, Farringdon, Shoreditch and oodles more. Your social life will buzz with the nearby bustle of Camberwell, Peckham, East Dulwich and Queens Road.

The handsome exterior sits politely back from the street behind a beautifully shaped arched hedge which guides you inward. Original stained glass crowns your original door which has mottled oblong panes. These afford the glorious inner hall plenty of light. Original corning, dado rails and an exquisite hardwood curling banister tell you that you're home! To the left sits the positively gargantuan reception which stretches double length to include twin feature fireplaces and tonnes of bespoke storage and shelving. The doors have been deftly colour-drenched to the same Farrow and Balls green tones and the frieze is a crisp white for some lovely contrast. There's a wide secluded bay window to the front and French doors that open rear to the patio.

At the end of the hall, passing your cellar access, you find the kitchen/diner. Modern cabinets and counters run generously on three sides, whilst the family dining area also opens onto the patio. Appliances include integrated oven and a five ring gas hob. The patio runs upward to a lush lawn where a further seating space to the rear ensures you can grab rays or shade, depending on requirements.

Heading upward to the first floor you find two wonderful double bedrooms. The front-facing number has the signature Italianate triptych of sash so lovingly associated with these magnificent homes. A run of bespoke storage will also delight. A study or single bedroom shares the front spot with a similarly lovely streetscape for the work from home days. Bedroom two faces rear with more picture rails and bespoke storage. The rear lower return offers a fine-sized family bathroom and additional guest wc.

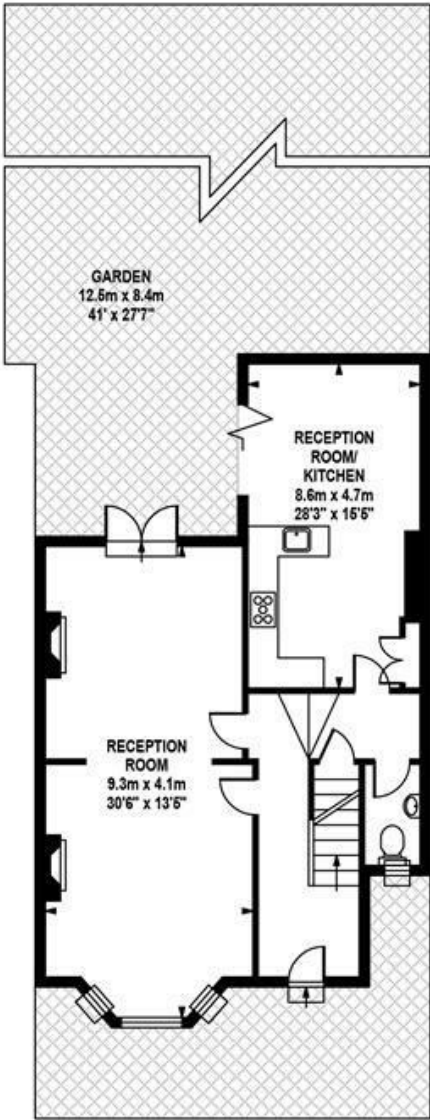
The raised landing enjoys a magnificent vista spanning the full triple height of the stairwell - with the wonderful original curved handrails curling their way upward. A front-facing sash window spills light hither thither. Bedroom three, a neat double, faces rear over the garden with neutral decor. The final climb from the mezzanine reveals a fab master bedroom with dual aspect, including Juliette balcony. There's plenty of eaves storage and an adjoining ensuite shower room with huge Velux, tasteful tiling and heated towel rail.

The South London Gallery Cafe is great for impressing visitors with! Rye Lane is tantalisingly close for any amount of culture. For coffee, croissants, books, antiques, fine wine and flowers, go no further than Bellenden Village (a 10 minute walk). We love Petitou, The Victoria Inn, Ganapati and The Begging Bowl. The Bussey Building has some fab rooftop bars and even a cinema! The highly considered Villa Nursery 5 minutes walk - now that's an easy morning drop off! The area has easy access to Peckham Rye (zone 2 and a brisk 7 minute walk) and Denmark Hill stations (also zone 2 and about a 12 minute walk away) for services to London Bridge, Victoria and Blackfriars. The London Overground whizzes you to Clapham, Shoreditch and Canada Water for the Jubilee Line. A whole variety of buses run into town along Peckham Road, just 3 minutes away. The wide open green spaces of Peckham Rye Park, Ruskin Park and Dulwich Park are also within easy reach. Even closer is the very lovely Warwick Gardens. It's a fine spot for a read of the papers and there's a fab playground for the kids. Ruskin Park, in addition to playground, has a paddling pool and tennis courts. It's an easy 10-15 minute walk.

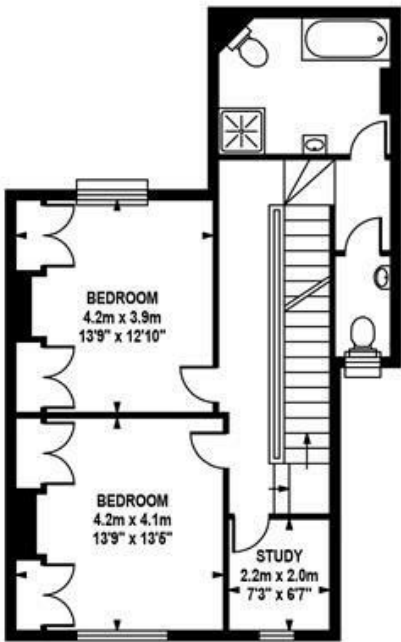
Tenure: Freehold

Council Tax Band: E

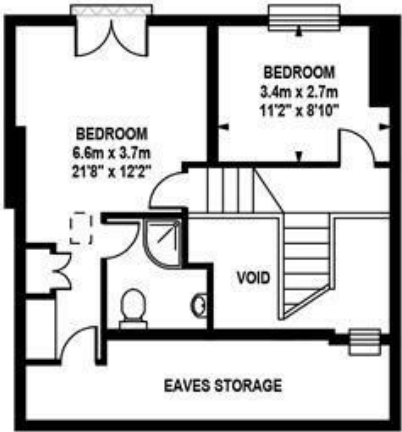
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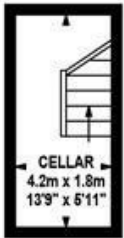
GROUND FLOOR
Approximate Internal Area :-
74.13 sq m / 798 sq ft



FIRST FLOOR
Approximate Internal Area :-
68.65 sq m / 739 sq ft



SECOND FLOOR
Approximate Internal Area :-
56.58 sq m / 609 sq ft



LOWER GROUND FLOOR
Approximate Internal Area :-
8.00 sq m / 86 sq ft

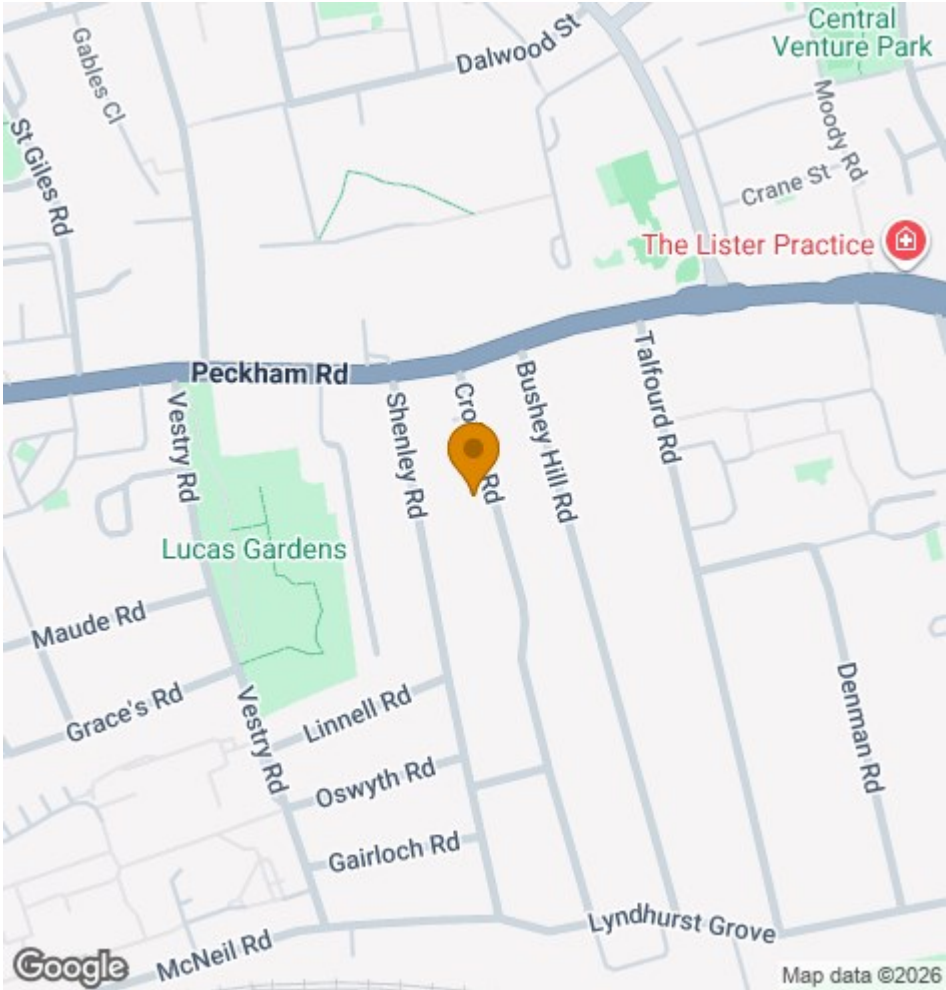
TOTAL APPROX.FLOOR AREA
Approximate Internal Area :- 207.35sq m / 2232 sq ft
Measurements for guidance only / not to scale

CROFTON ROAD SE5
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	79
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.



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