Wooster & Stock

ST GILES ROAD, CAMBERWELL, SE5

LEASEHOLD - SHARE OF FREEHOLD

GUIDE PRICE £550,000 - £600,000

SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

FEATURES

Private Garden
Split-Level
Seconds From Brunswick Park
Tastefully Presented
Share of Freehold

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Super Parkside Split-Level Two Bedroom Period Conversion.

This fine two bedroom period conversion enjoys well arranged, comfortable accommodation and a fantastic private split-level garden complete with fruit-bearing apple, plum and olive trees! It sits pretty just seconds from the much loved Brunswick Park - with its tennis court, cafe and roses - what a delight! The accommodation comprises two bedrooms, lovely living room, modern kitchen and well appointed bathroom. A share of the Freehold is thrown in to sweeten the deal. This wonderful location enjoys a mature, leafy and friendly vibe. You're mere minutes from Brunswick Park with its tennis courts, coffee 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 London Overground line, you can pick up fast, direct and regular services to Victoria, London Bridge and Blackfriars.

Enter through your own private entrance on the lower ground floor. Your inner hall offers a recessed storage point. The front facing reception is a pleasantly bright room with an ever so lovely feature fireplace. A front bay of sash windows peers over the front garden which is nicely stocked with greenery. The open arch leads rear to your well equipped contemporary kitchen where a handy shelf allows for dining. To the rear you'll gain access to the lower section of the garden. Back inside, you meet the bathroom, with fresh white suite. After this, a further storage point precedes your first bedroom which too has a storage cupboard. Head upward to the upper ground floor to find the second bedroom which in turn leads to the upper section of the garden. Your olive tree will supply all you need for the house warming tapenade.

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 12 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 London Overground. 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.

Tenure: Share of Freehold

Lease Length: 110 years

Council Tax Band: B

ST GILES ROAD SE5

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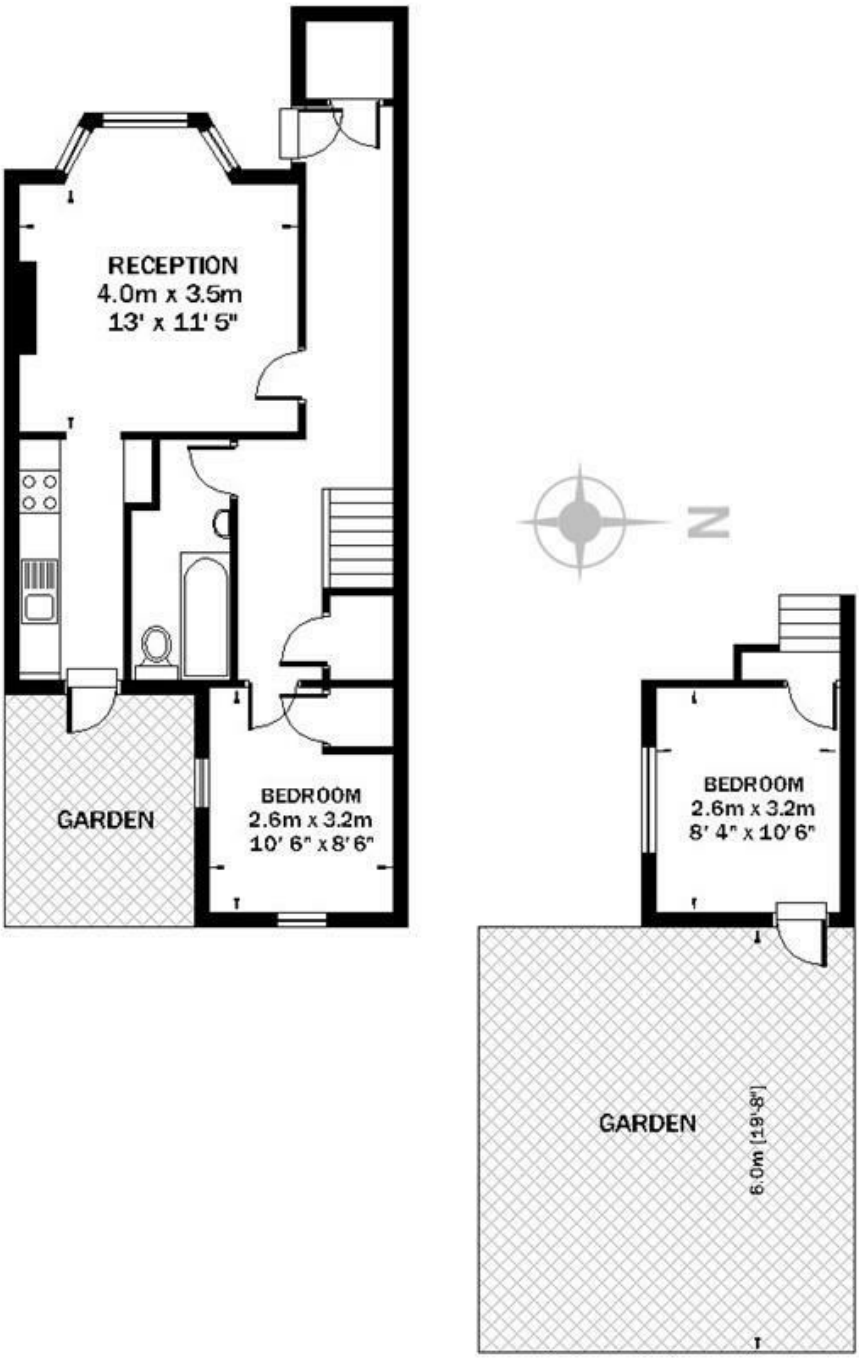

LOWER GROUND FLOOR

Approximate internal area :
50.15 sq m / 539.81 sq ft

UPPER GROUND FLOOR

Approximate internal area :
10.25 sq m / 110.33 sq ft

TOTAL APPROX FLOOR AREA

Approximate internal area : 60.40 sq m / 650.14 sq ft

Measurements for guidance only / Not to scale

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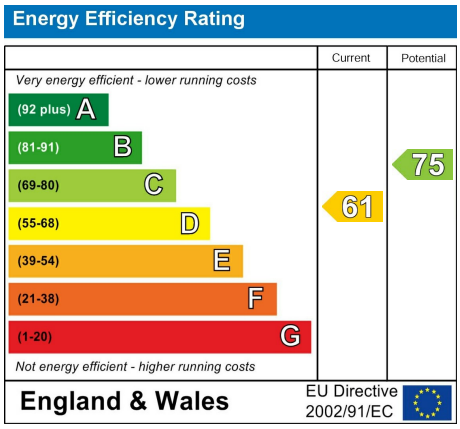
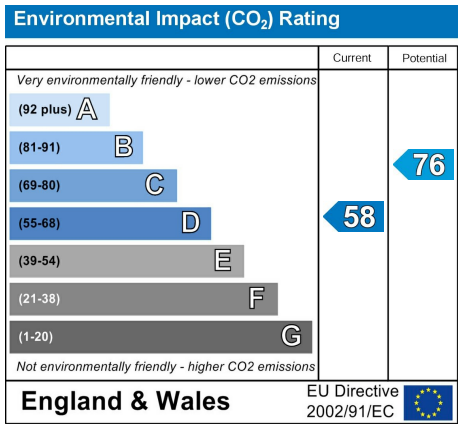
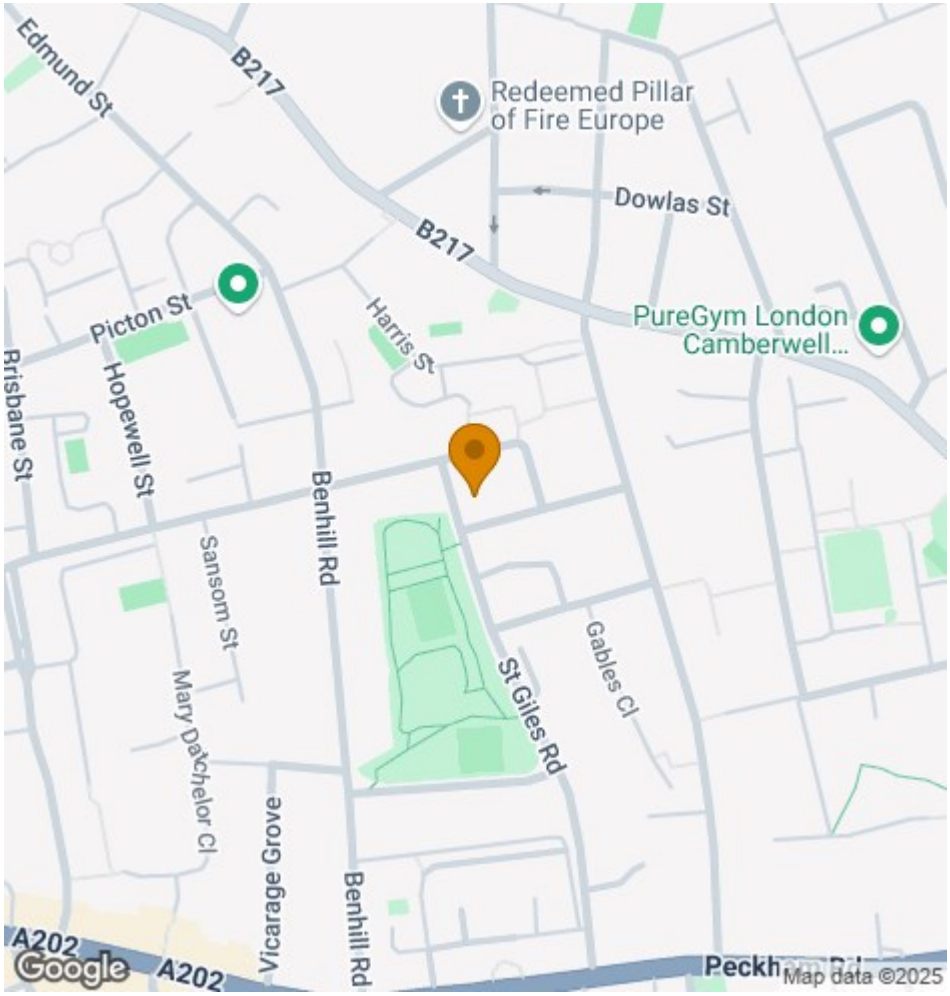




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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