Wooster & Stock

GAIRLOCH ROAD, CAMBERWELL, SE5

FREEHOLD

£1,200,000

SPEC

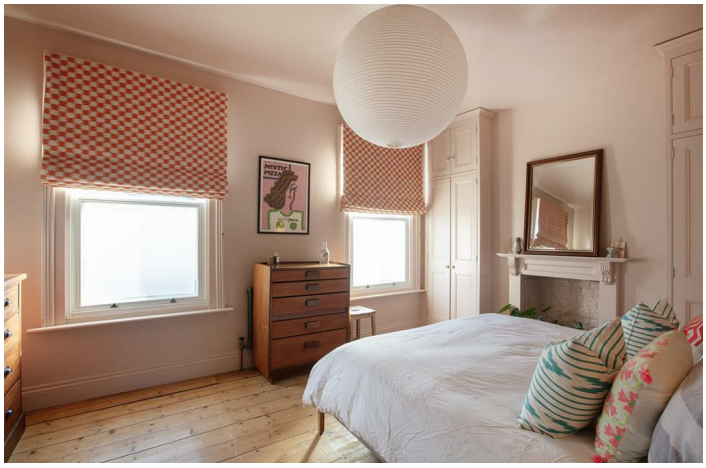
Bedrooms : 3
Receptions : 2
Bathrooms : 1

FEATURES

Wonderful Kitchen Diner Extension
Stylish Decor Throughout
Period Features
Storage Cellar
Freehold

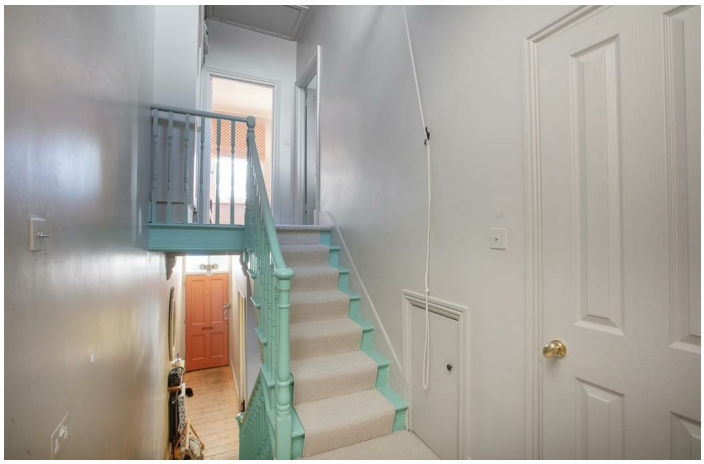
GAIRLOCH ROAD SE5

FREEHOLD

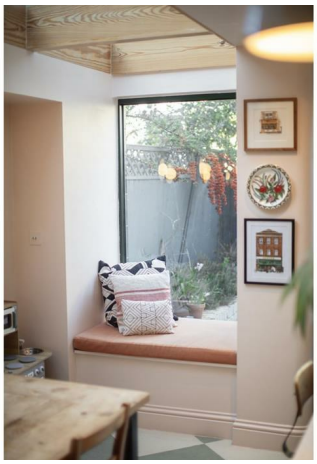


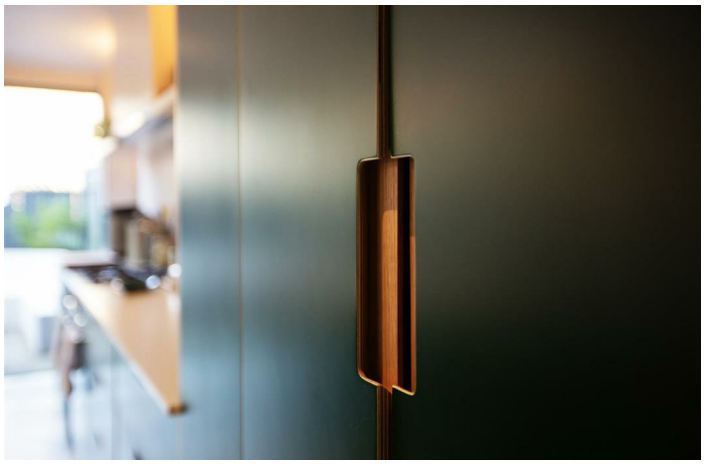
GAIRLOCH ROAD SE5

FREEHOLD



GAIRLOCH ROAD SE5
FREEHOLD





GAIRLOCH ROAD SE5
FREEHOLD

Stylishly Extended and Presented Three Bedroom Period Home - CHAIN FREE.

This attractive and spacious three bedroom period home enjoys a picture-perfect finish, period features and a super contemporary full-width kitchen/diner extension! The accommodation, over two generous floors, further comprises a dishy reception, study, three bedrooms, bathroom and wc. There's plenty of storage and a large lower ground floor cellar for bikes, christmas trees and the wine collection. Some expertly chosen décor touches really present the house at its best and a laundry cupboard on the first floor adds to the charm. There's a host of bars, eateries and parks all close-by. Lucas Gardens and Warwick Gardens are both a matter of minutes away on foot and perfect for tiring out the dog/kids or just enjoying a peaceful read. Transport is well catered for too - it's a clear winner.

A super smart and handsome exterior creates the perfect first impression. The inner hall has lovely high ceilings, earthy wall tones and a school house radiator. The front-facing reception positively sparkles in a most enlivening soft yellow shade and soaks in southerly light throughout the day. The skirting, ceiling, cornicing and ceiling rose have been colour-drenched for a beautiful uniform look. A period-style gas fire with mantel completes the space nicely.

A sliding pocket door opens politely to the rear to reveal a study where an integrated desk and shelving unit will keep the work-from-home days an organised affair. There's an original feature fireplace with delicate floral tiling to enhance your period credentials. Chunky steps leads downward from here to the full-width kitchen/diner which boasts five separate skylights, each accented by solid wooden beams. The kitchen cabinets and oblong, oval island/breakfast bar are a lovely ivy-green shade. There's a tonne of storage and food-prep space and your pull-out larder, bin-storage and dishwasher are each integrated.

Beyond the family dining space (which sits pretty under the skylights), you'll find a most-wonderful integrated window seat with book shelves and leafy views. Wide glass sliding doors open rear to the York stone patio where a curved integrated seat and raised brick beds supply a great spot for the summer BBQ. Retro ivy green tiling on the lower rear elevation will wow your guests no end! The kitchen/diner wraps back around to the hall where a cellar access sits opposite a deep recessed storage spot - great for the Dyson et al. The wc is up a half flight with delightful mermaid-themed wallpaper and moody wooden panelling.

Upward to the first floor you meet a front-facing full width double bedroom with two large sash windows. Floor-to-ceiling bespoke storage sits either side of your feature mantel which is all colour-drenched in a beautiful plaster pink. Further fitted storage on the landing precedes a lovely second double bedroom with more designer wallpaper and matching feature mantel, storage and skirting. This gorgeous colour can also be found on the staircase, balustrades, treads and risers. A laundry cupboard on the rear return precedes the bathroom which is partially tiled and has a beautiful wooden cabinet under your square wash hand basin and a drencher over the bath. The third and final bedroom completes your tour with calming garden views.

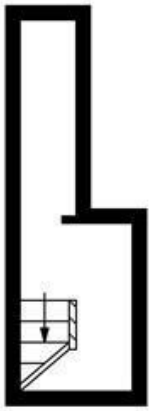
There's a handy local shop within seconds of your front door (great for milk and the like). South London Art Gallery and Camberwell College of Arts are minutes away for a spot of cultural activity. For those with small children, the very well-regarded Villa Nursery and Lyndhurst Primary are very close. Going to work? Reach Peckham Rye or Denmark Hill stations in about 12 minutes for frequent, fast services to central London and beyond. The London Overground further increases your connectivity to the tube network. You can get to Clapham High Street in a mere 5 minutes. Shoreditch and Islington are easy and Canary Wharf (via Canada Water) will take around 15 minutes. Grab one of the many buses running along Peckham Road (moments away); these will take you pretty much anywhere you want to go! Settle the weekly shop at Dog Kennel Hill Sainsbury's, just two minutes in the car. Bountiful Bellenden Road is an easy stroll for yet more social attractions.

Tenure: Freehold

Council Tax Band: E

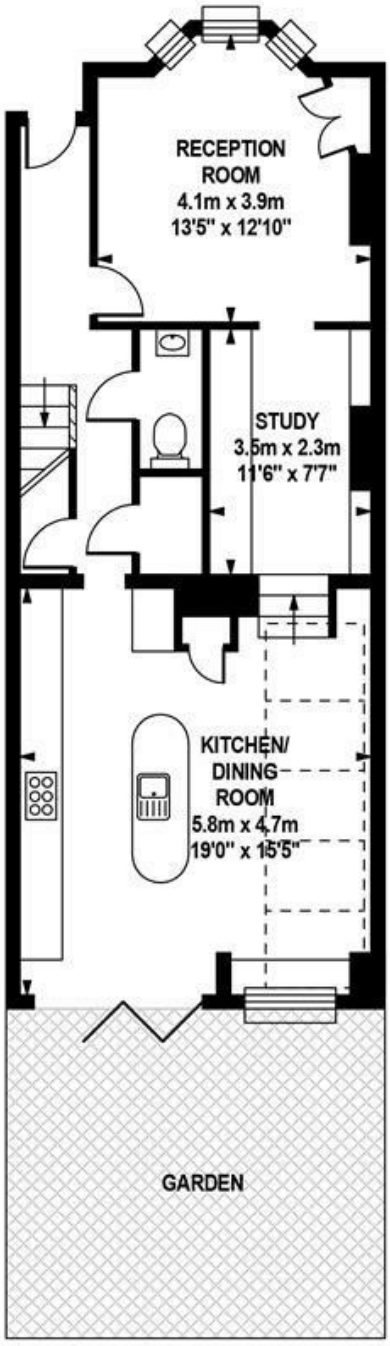
GAIRLOCH ROAD SE5

FREEHOLD



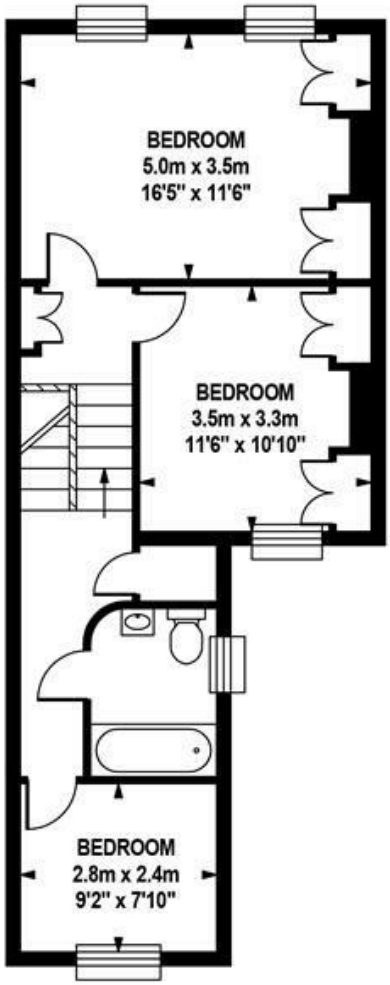
LOWER GROUND FLOOR

Approximate Internal Area :-
6.13 sq m / 66 sq ft



GROUND FLOOR

Approximate Internal Area :-
65.50 sq m / 705 sq ft



FIRST FLOOR

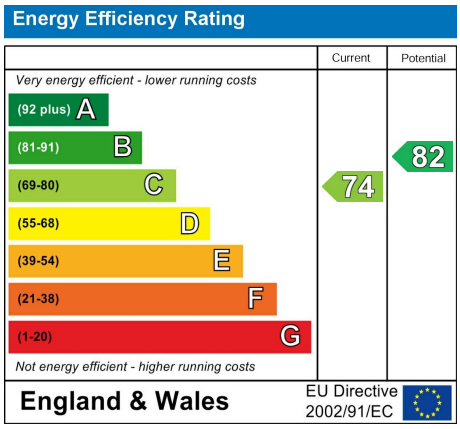
Approximate Internal Area :-
52.30 sq m / 563 sq ft

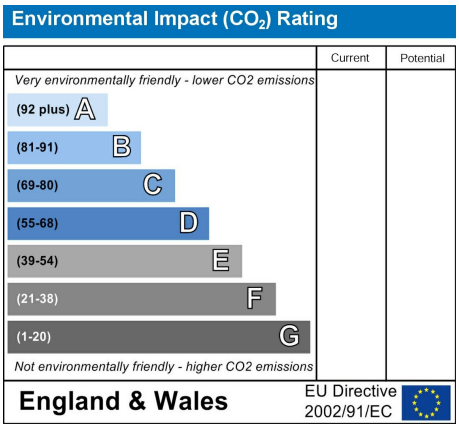
TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 123.93 sq m / 1334 sq ft
Measurements for guidance only / not to scale

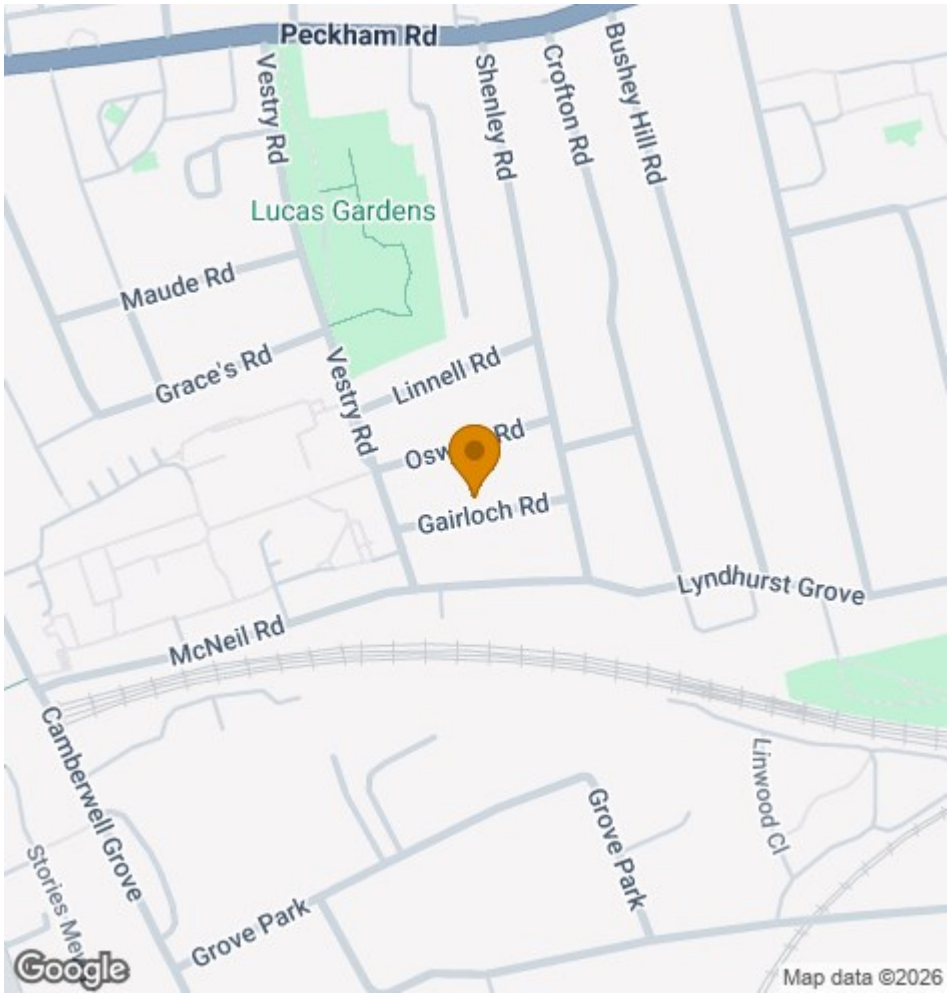
GAIRLOCH ROAD SE5

FREEHOLD





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