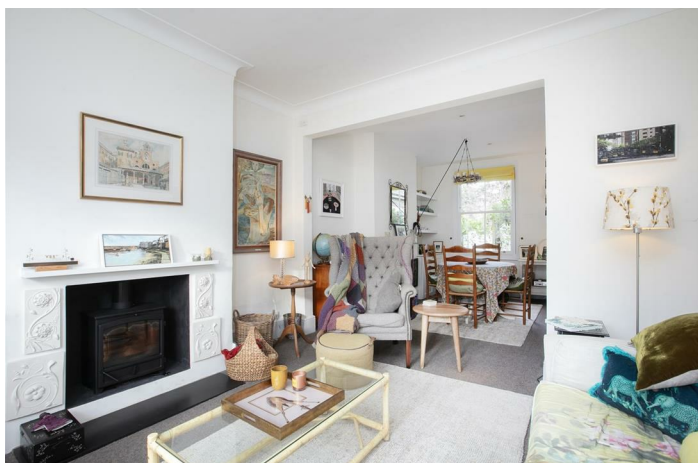


SANSOM STREET, CAMBERWELL, SE5

FREEHOLD

£950,000



## SPEC

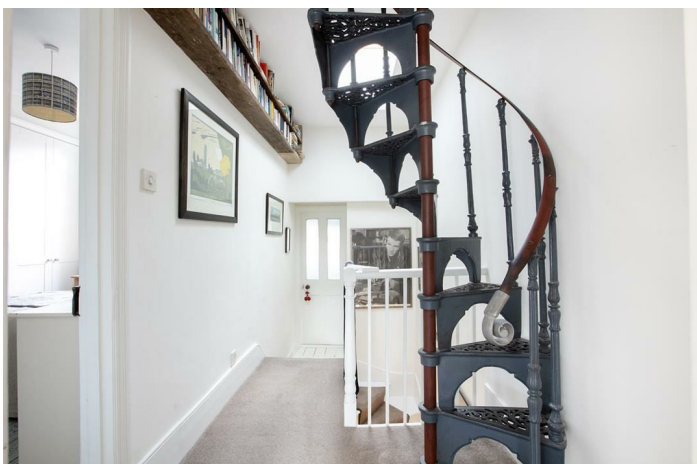
Bedrooms : 2  
Receptions : 1  
Bathrooms : 1

## FEATURES

Wonderful Sympathetic Styling  
Large Loft Room  
Generous Garden  
Peaceful Yet Convenient Location  
Freehold



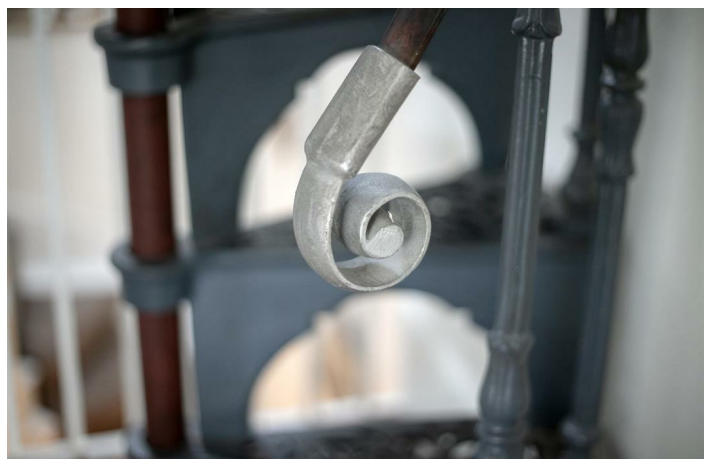
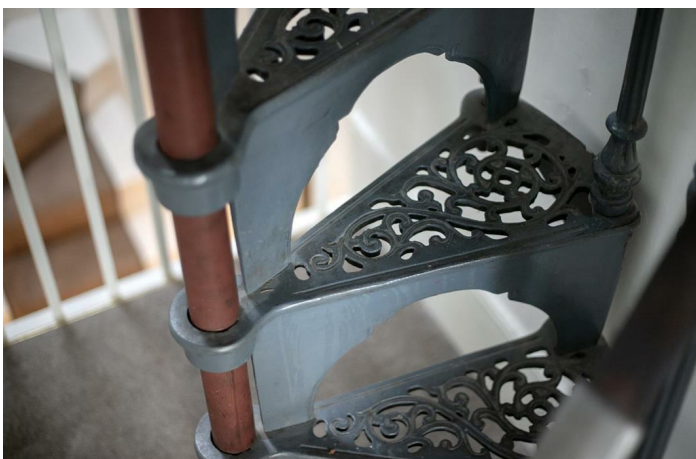
SANSOM STREET SE5  
FREEHOLD



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Elegant Two Bedroom Victorian Home With Loft Room and Pretty Garden.

This splendid period home has an unmistakably homely feeling throughout. The current owner has created a comfortable, tasteful exterior, awash with period charm and expertly chosen contemporary additions. The accommodation comprises a gorgeous double reception with sympathetic styling and newly installed wood burner, a large kitchen diner with plenty of space for entertaining, two lovely bright double bedrooms, a large family bathroom with both shower and bath and a fantastic upper loft room - ripe for any amount of uses. The rear garden is as charming - generous and well stocked. Quietly located in a no-through road behind Camberwell Church Street, Sansom Street is populated with similarly charming period houses. 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.

The handsome exterior sits behind a neat garden with hedging. The inner hall has high ceilings, crisp walls, simple coving and some lovely Amtico herringbone flooring. The double carpeted reception is simply delightful - homely yet spacious and with a fab wood burner. An additional feature mantel sits to the rear along with shelving. Both ends of the space enjoy bespoke storage. A front aspect bay of double glazed sash windows and a further rear facing sash supply abundant light and pleasant views.

Further along the hall you meet an original staircase which ingeniously houses the tumble dryer and further low level storage for this and that. The kitchen/diner stretches confidently forth with a lovely side facing sash window offering light over the dining area. There's plenty of storage and the cooking area has counter and cabinet space on three sides. Appliances include a four ring gas hob, oven and there's a pretty ceramic sink and drainer. There is a half-glazed stable door leading out to the garden and dual aspect casement window offering more lovely views. Here you'll enjoy pretty brick planters, mature bay and willow trees, agapanthus and roses. There is a raised decking area at the end of the garden, which catches the evening sun in the summer and a narrow pond runs half the length of the garden, containing a water lily, irises, oxygenating plants, newts and the occasional frog!

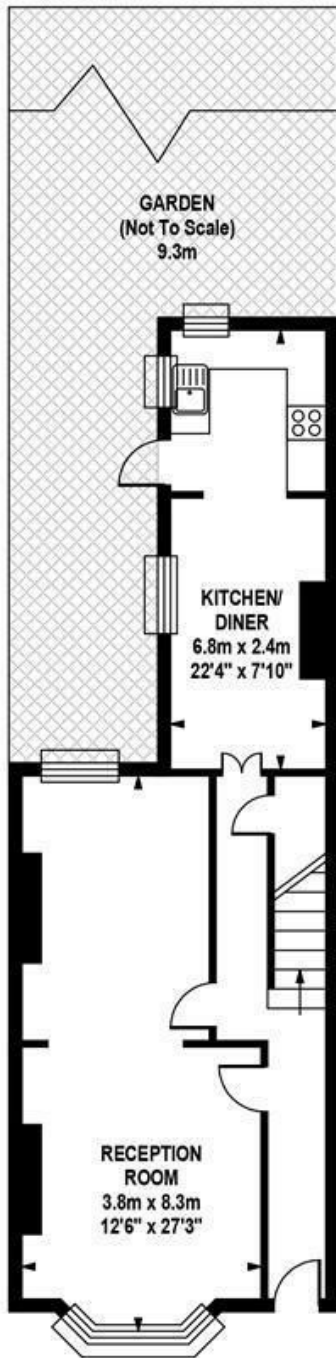
Trotting upstairs you find white painted treads and risers on the stairs complimented perfectly by a quality runner. The bathroom is simply delightful - boasting a Kohler suite, deep, contemporary freestanding bath, double walk-in shower and a period feature fireplace for good measure. Your master bedroom fronts the street and sparkles in wonderful westerly light. Bespoke wardrobes flank either side of a period feature fireplace. Bedroom two is another lovely double and has a further period feature fireplace and storage. A fancy wrought iron spiral staircase curls upward from the first landing to your fab loft room.

Here you are two minutes from the shops and restaurants of Camberwell Church Street, a couple of great pubs on Camberwell Grove and also near Camberwell College of Arts. Denmark Hill mainline station (zone 2) is a pleasant 12 minute stroll up pretty Grove Lane with regular trains to Victoria, London Bridge and Blackfriars. Or take one of the many buses going to the tube at the Oval and Elephant & Castle or into central London. For relaxation and contemplation, Brunswick Park is just around the corner. The local area is a hub of activity with some excellent specialist shops, the Camberwell Baths, St Giles Church and many great restaurants and bars within easy walking distance. The Camberwell Arms is a fab spot for a roast - head upstairs for more cocktails. If specialist beers are your thing Stormbird will keep you happy all year round. We love a pint of black at The Hermits Cave and The Tiger. Ruskin Park is also easily reached too for more leafy fun.

Tenure: Freehold

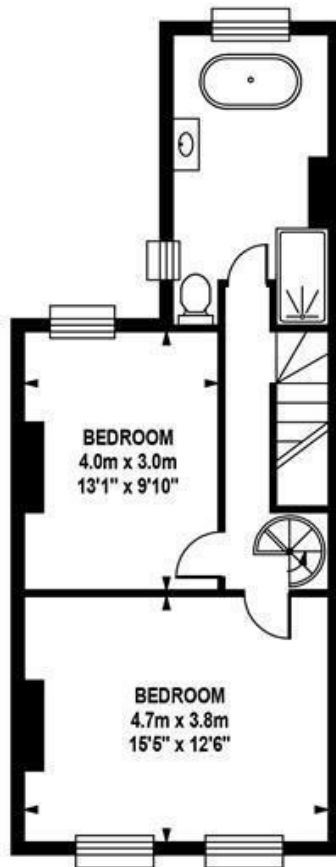
Council Tax Band: E

SANSOM STREET SE5  
FREEHOLD



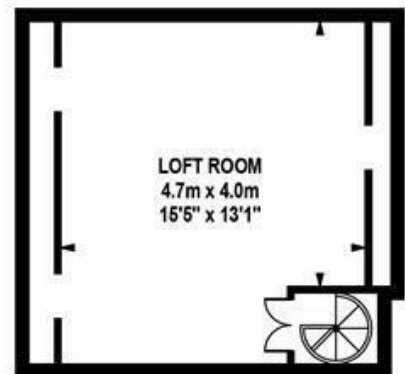
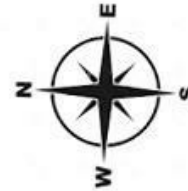
**GROUND FLOOR**

Approximate Internal Area :-  
55.58 sq m / 598 sq ft



**FIRST FLOOR**

Approximate Internal Area :-  
48.18 sq m / 519 sq ft



**SECOND FLOOR**

Approximate Internal Area :-  
29.44 sq m / 317 sq ft

**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 133.20 sq m / 1434 sq ft  
Measurements for guidance only / not to scale

SANSOM STREET SE5  
FREEHOLD

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

