Wooster & Stock

SHENLEY ROAD, CAMBERWELL, SE5

LEASEHOLD

£875,000

SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 2

Lease Length : 999 years remaining
Service Charge : £250 per annum
Ground Rent : n/a

FEATURES

Under £700 per sq ft!
West Facing Private Garden
Private Entrance
Air Source Heating System
10 Year New-Build Warrenty
Split Level
Leasehold
Bosch Appliances

SHENLEY ROAD SE5

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Huge Split-Level Two Bedroom New Build with Private Garden - CHAIN FREE.

This magnificent newly built and architect-designed split-level two bedder promises a fantastic array of contemporary attractions. Split generously over the upper and lower floors of a perfectly placed and handsome modern building, the property supplies tasteful decor, spacious accommodation and top notch fixtures and fittings throughout. The sanitary ware is Lusso Stone and tiles are from 'Artisans of Devizes'. You'll also enjoy Havwoods engineered flooring, quality carpeting, Bosch appliances and fab stone counters. Accommodation comprises a fabulous open-plan living area with adjoining kitchen and access to a sizeable private garden, two wonderful double bedrooms (master ensuite) and bathroom. A 10-year new-build warranty and ecologically sensitive air source heat system both add to the charm.

Shenley Road is a local favourite; it's incredibly peaceful and runs from bustling Peckham Road up toward Lyndhurst Grove and the Bellenden Renewal area. From here you can stroll to any amount of social endeavours - there are bars, eateries, parks and cultural hotspots in every directions. Peckham Rye and Denmark Hill stations are both roughly 10 minute stroll for unbeatable connections. You'll enjoy swift services to London Bridge, Victoria, Blackfriars, Elephant & Castle and Canada Water for the Jubilee Line.

A private ground floor entrance leads inward to a bright entrance lobby and onward to your living area. A sizeable and tasteful modern kitchen/diner adjoins to the rear leading through glass doors to your large private garden. Heading downward from the living area you find your master bedroom enjoying access to two pretty courtyard spaces. There's a dressing area and plenty of space for storage. The second double bedroom faces front with access to an ensuite shower room. A slick modern bathroom completes the tour.

You're within a moment's stroll of the South London Gallery and Camberwell College of Arts, plus the quirky Bellenden Road shops, are at your fingertips. You have all sorts of buses at the end of the road travelling into and across London with night services too. A 10 minute walk has you at either Denmark Hill or Peckham Rye mainline stations (both Zone 2) with services to Victoria, Blackfriars, Farringdon and beyond, (to St Albans and even Stanstead!), or east to London Bridge and Cannon Street. Dulwich Foundation schools are easily accessible by bus or car. The area is also home to one of London's best hospitals, Kings College, which is a 10-minute walk away. Camberwell enjoys an eclectic variety of independent food stores and a number of excellent bars and restaurants including the Crooked Well on Grove Lane and the award-winning Camberwell Arms which does a cracking Sunday lunch. The renowned Hermit's Cave is just one of the many great pubs in the area.

Please note There is no parking available with this property. Permits are unavailable.

Tenure: Leasehold

Lease Length: 150 years

Council Tax Band: E

SHENLEY ROAD SE5

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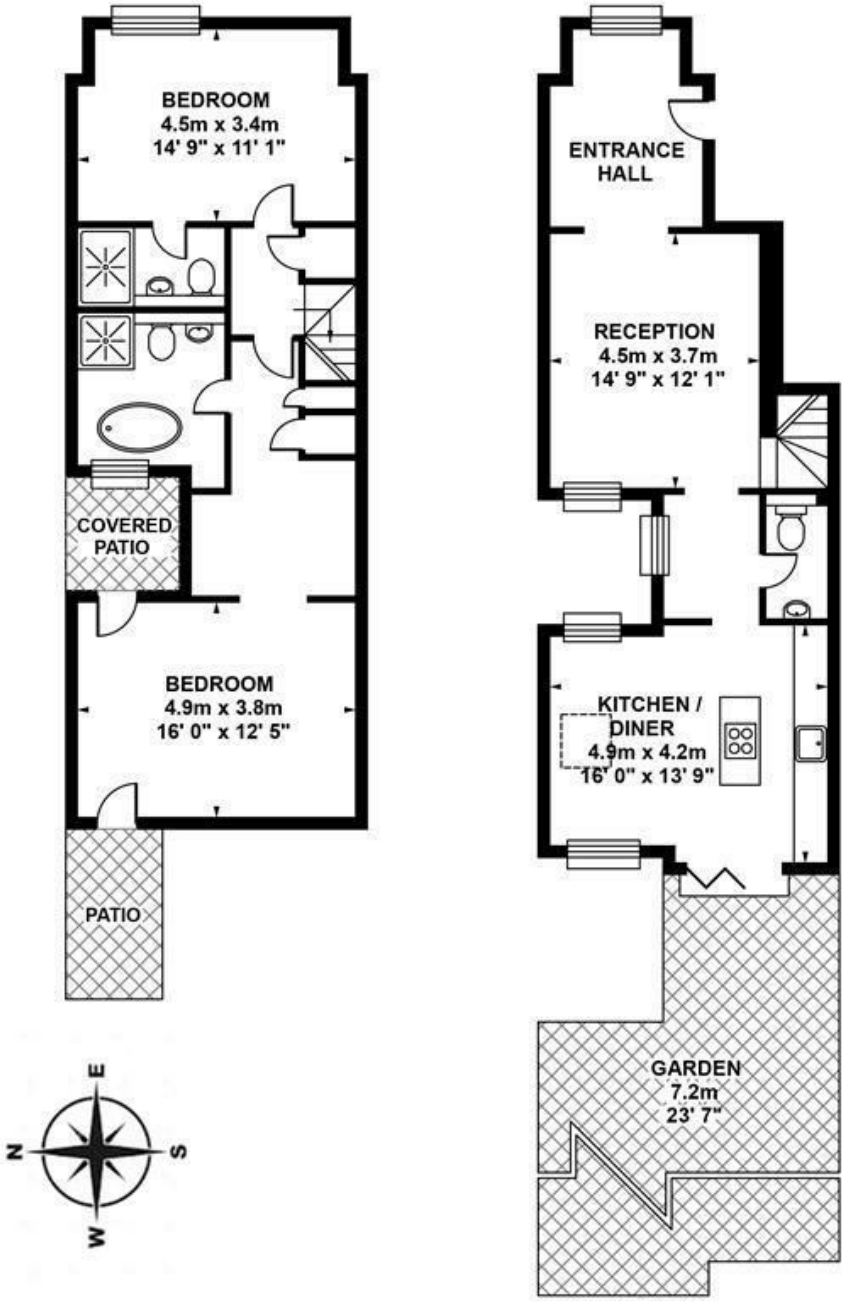

LOWER GROUND FLOOR

Approximate. internal area :
62.71 sqm / 675 sq ft

GROUND FLOOR

Approximate. internal area :
54.02 sqm / 581 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 116.73 sqm / 1256 sq ft

Measurements for guidance only / Not to scale

SHENLEY ROAD SE5

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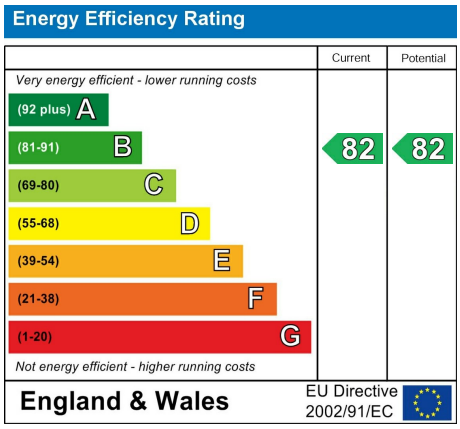
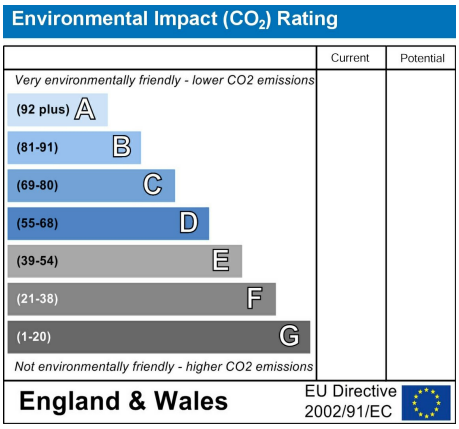
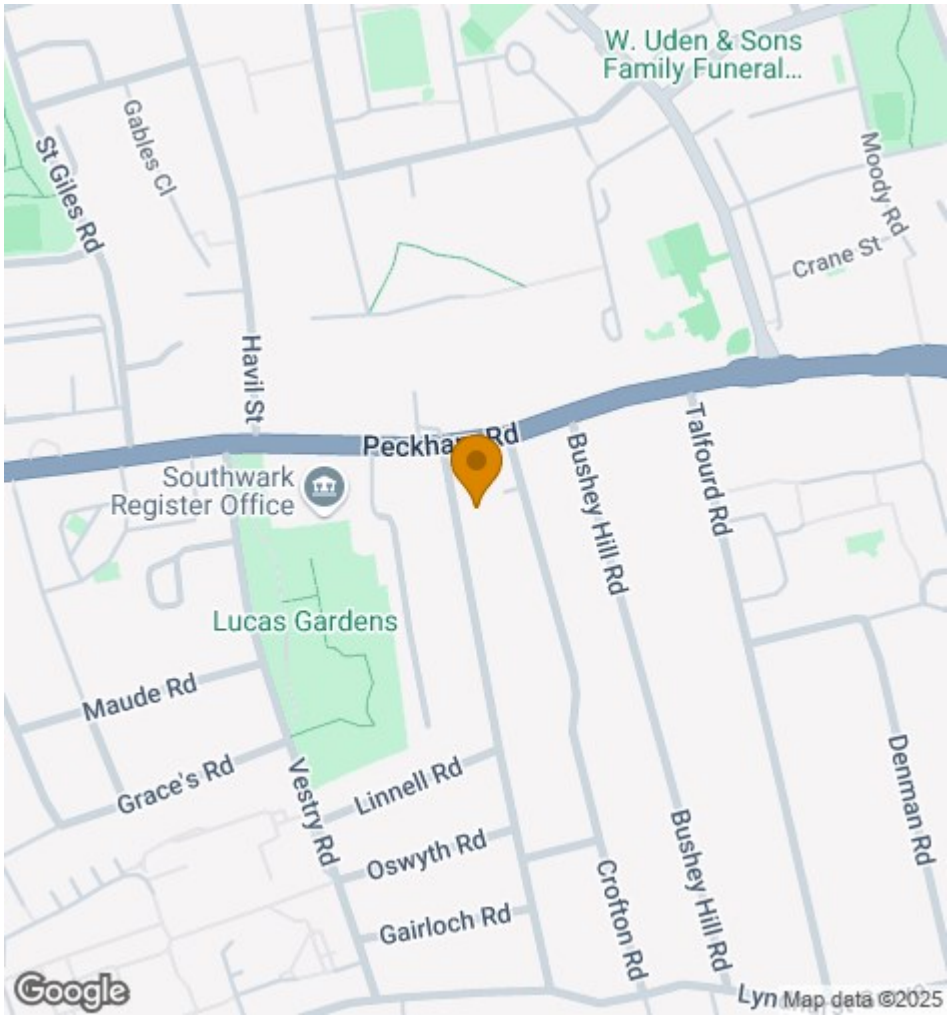




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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