Wooster & Stock

SHENLEY ROAD, CAMBERWELL, SE5

LEASEHOLD FLAT WITH FREEHOLD TITLE INCLUDED

GUIDE PRICE £750,000 - £800,000

SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 2

Lease Length: 108 years remaining
Service Charge: n/a
Ground Rent: n/a

FEATURES

Sold with the Freehold to the Building
Westerly Private Terrace
Split Level
Master Ensuite
Smeg appliances & Period Features

SHENLEY ROAD SE5

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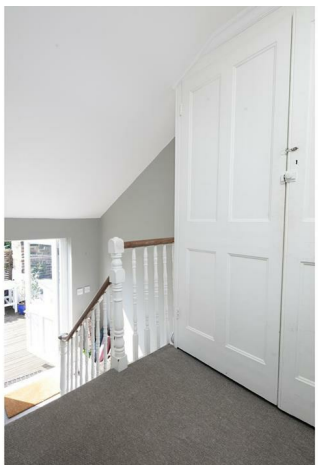

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Impressive Split-Level Three Bedder With Amazing West-Facing Terrace and Freehold Title - CHAIN FREE.

Sale Includes Freehold Title for the Building.

From its terrific terrace, to the super slick, open plan living space, SMEG appliances and contemporary bathroom and shower room - this splendid three bedder wins on all counts! Boasting a handsome neutral finish throughout, it sits on the top two and a half floors of a lovely Victorian building within easy reach of the best of Peckham and Camberwell. The accommodation sprawls generously to comprise three proper double bedrooms (master en suite), bathroom and a large double living area with stunning kitchen. There's plenty of fitted storage and some elegant decorative touches. The utterly amazing decked terrace enjoys roof top views and a wonderful westerly access. The summer evenings will grab every last drop of sun. From here you can stroll to any amount of social endeavours - there are bars, eateries, parks and cultural hotspots in every direction. 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. The freehold title will be included in the sale.

Enter through a shared garden and hallway where a ground floor hall leads upward. The first of your gorgeous double bedrooms faces rear with a peaceful leafy secluded aspect, fitted storage and the same quality carpeting that runs throughout the halls and landing. Your fully tiled bathroom sits next door with a contemporary suite, heated towel rail and bath with drencher. Generous storage units with sliding doors complete this level. Upward again you find that gloriously spacious living room taking the lion's share of the first floor. The kitchen sits to the front of the space next to a wide bay window. There's a five ring SMEG gas hob, double SMEG oven, integrated dishwasher and oodles of storage. The thick cut granite counters, triptych of brass lights and mirrored splash back finishes it perfectly. There's space to seat 8 comfortably and ample lounging space to the rear. Matching fireplaces each with elegant marble mantels will wow your guests yet further. Upward to the second return you find access to the fantastic westerly facing decked terrace which enjoys a really charming rooftop London view. Your second floor landing has more storage and leads to the front facing master bedroom. This has two separate storage cupboards and an adjoining ensuite with double walk-in shower, heated towel rail and white suite continuing the charm offensive. The tour is finished nicely with a delightfully peaceful rear facing double bedroom.

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.

Tenure: Leasehold (with the freehold title also included)

Lease Length: 108 years

Council Tax Band: C

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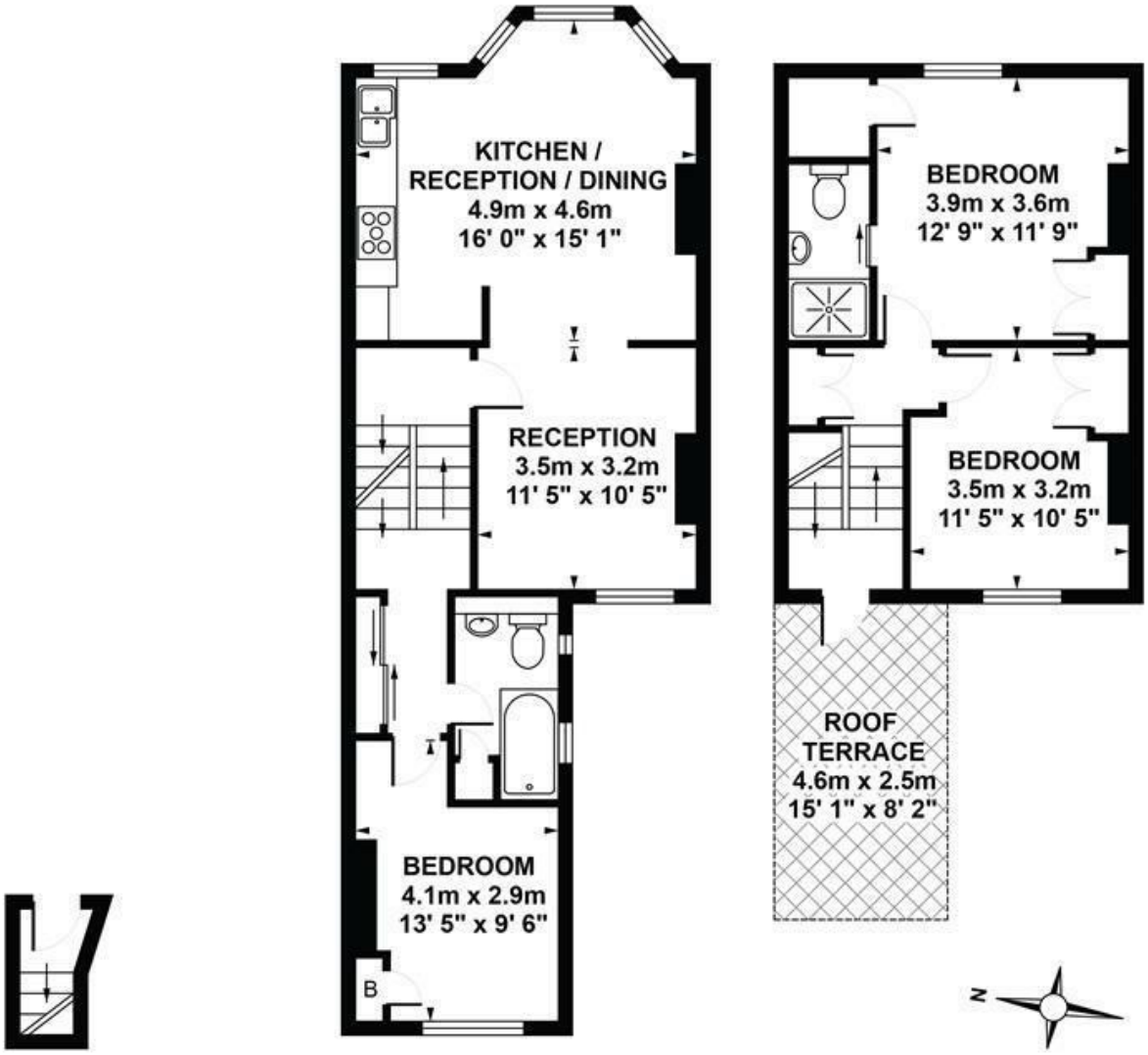

GROUND FLOOR

Approximate. internal area :
1.55 sqm / 17 sq ft

FIRST FLOOR

Approximate. internal area :
56.49 sqm / 608 sq ft

SECOND FLOOR

Approximate. internal area :
36.40 sqm / 392 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 94.44 sqm / 1017 sq ft

Measurements for guidance only / Not to scale

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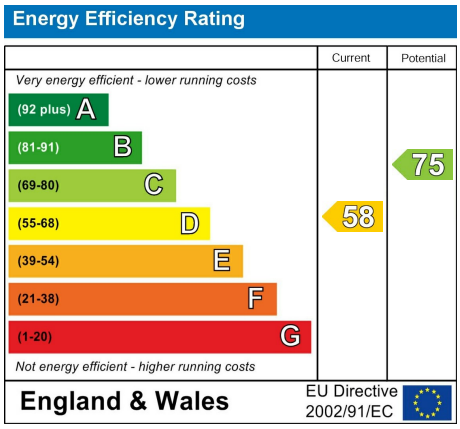
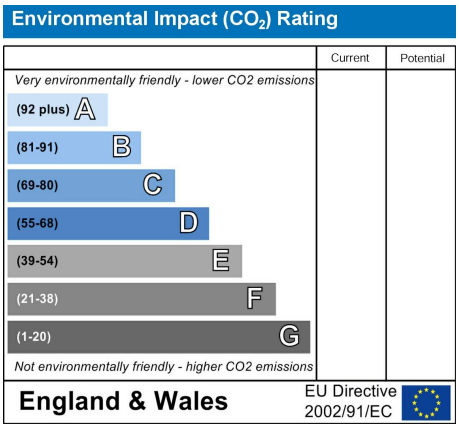
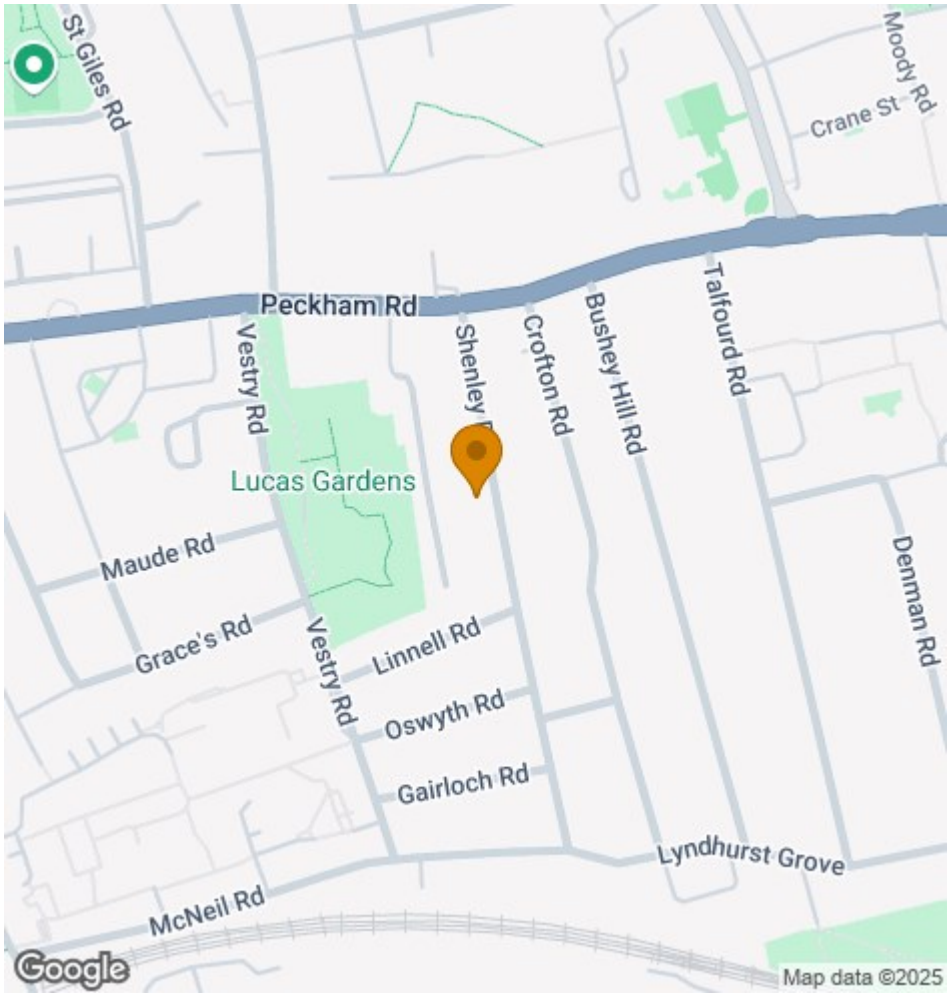




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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