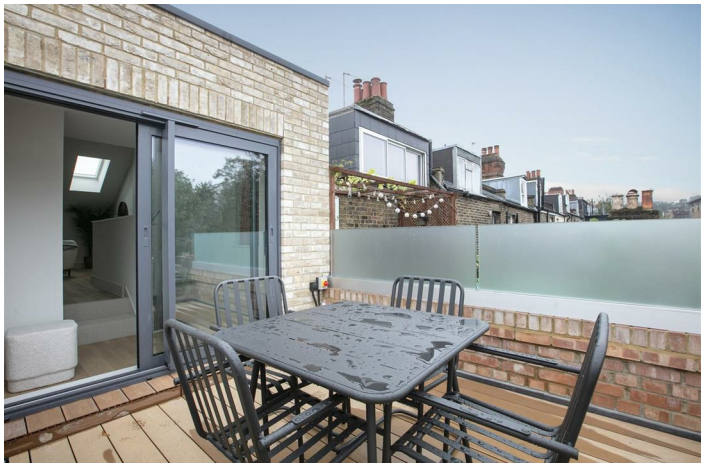
Wooster & Stock

# SHENLEY ROAD, CAMBERWELL, SE5

LEASEHOLD

OFFERS IN EXCESS OF £800,000



## SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 2

Lease Length: 999 years remaining
Service Charge: £250 per annum
Ground Rent: £0

## FEATURES

Video Tour Available
West Facing Terrace
Private Entrance
Split Level
Air Source Heating System
10 Year New-Build Warrenty
Bosch Appliances
Leasehold

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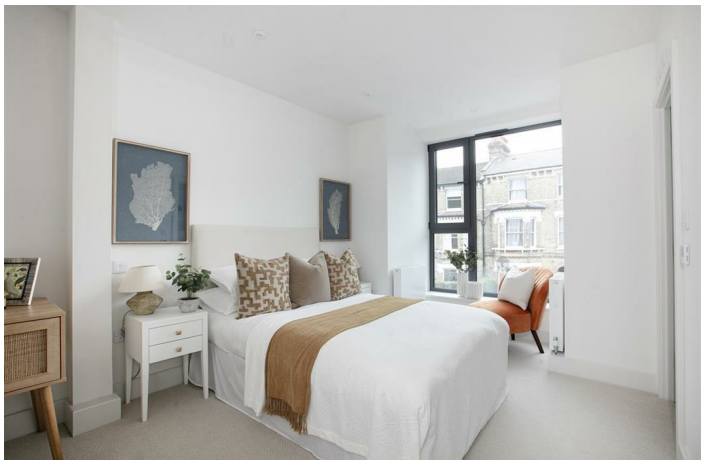

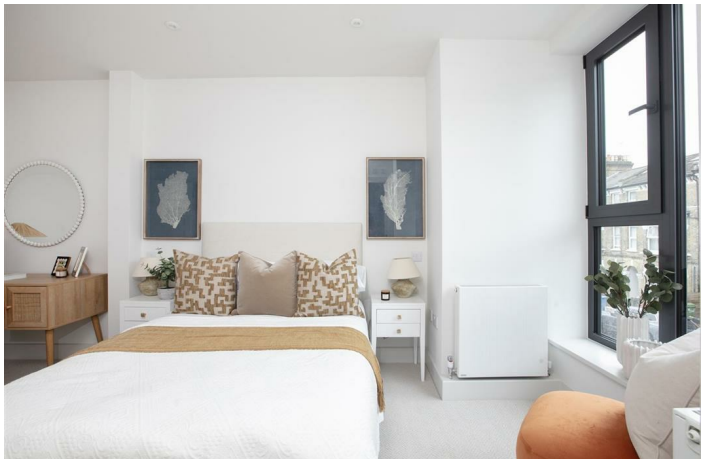

SHENLEY ROAD SE5
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Splendid Split-Level Newly Built Three Bedder With Private Terrace - CHAIN FREE.

VIDEO TOUR AVAILABLE.

This magnificent architect designed split level three bedder promises a fantastic array of contemporary attractions. Split generously over the two upper floors of a perfectly placed and handsome modern building, the property supplies tasteful decor, bright, spacious accommodation, high ceilings and top notch fixtures and fittings. 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 terrace, three 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.

Your private entrance is accessed from the ground floor where you're lead upward via wide carpeted stairs. The rear return affords your first delightful double bedroom. This sits next to the main bathroom. Upward to the first floor you find your master bedroom fronting the street with an adjoining en suite shower room. Bedroom three completes this level with a peaceful rear aspect. The second return supplies access to that fantastic private terrace on which you'll while away the milder months. The top floor lavishly sprawls to an impressively proportioned open-plan living area. This includes comfortable lounging and dining areas and a super modern kitchen. A front aspect picture window supplies tonnes of light.

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

Lease Length: 150 years

Council Tax Band: D

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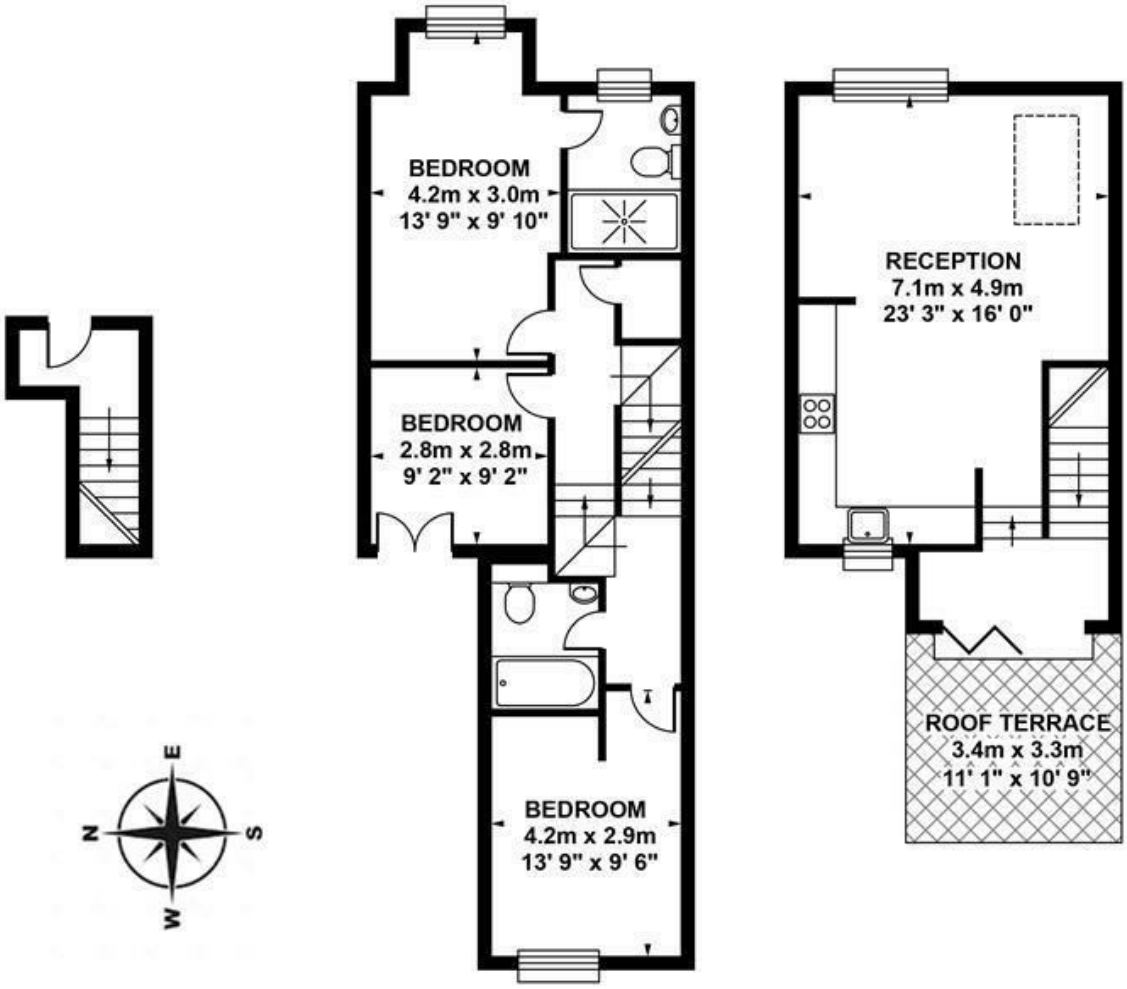


**GROUND FLOOR**
Approximate. internal area :
4.08 sqm / 44 sq ft

**FIRST FLOOR**
Approximate. internal area :
56.09 sqm / 604 sq ft

**SECOND FLOOR**
Approximate. internal area :
38.39 sqm / 413 sq ft

## TOTAL APPROX FLOOR AREA

Approximate. internal area : 98.56 sqm / 1061 sq ft

Measurements for guidance only / Not to scale

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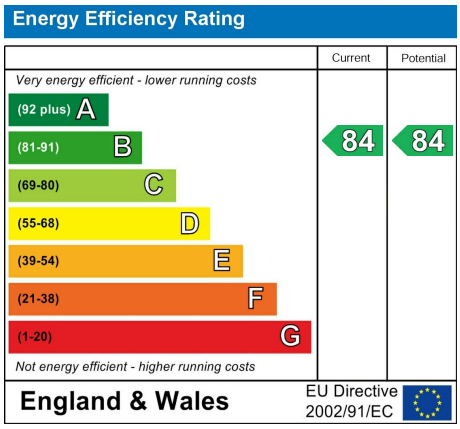
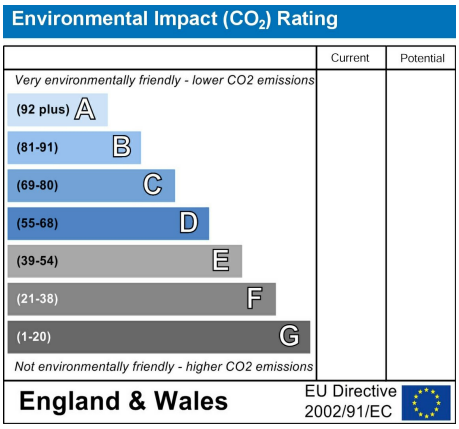
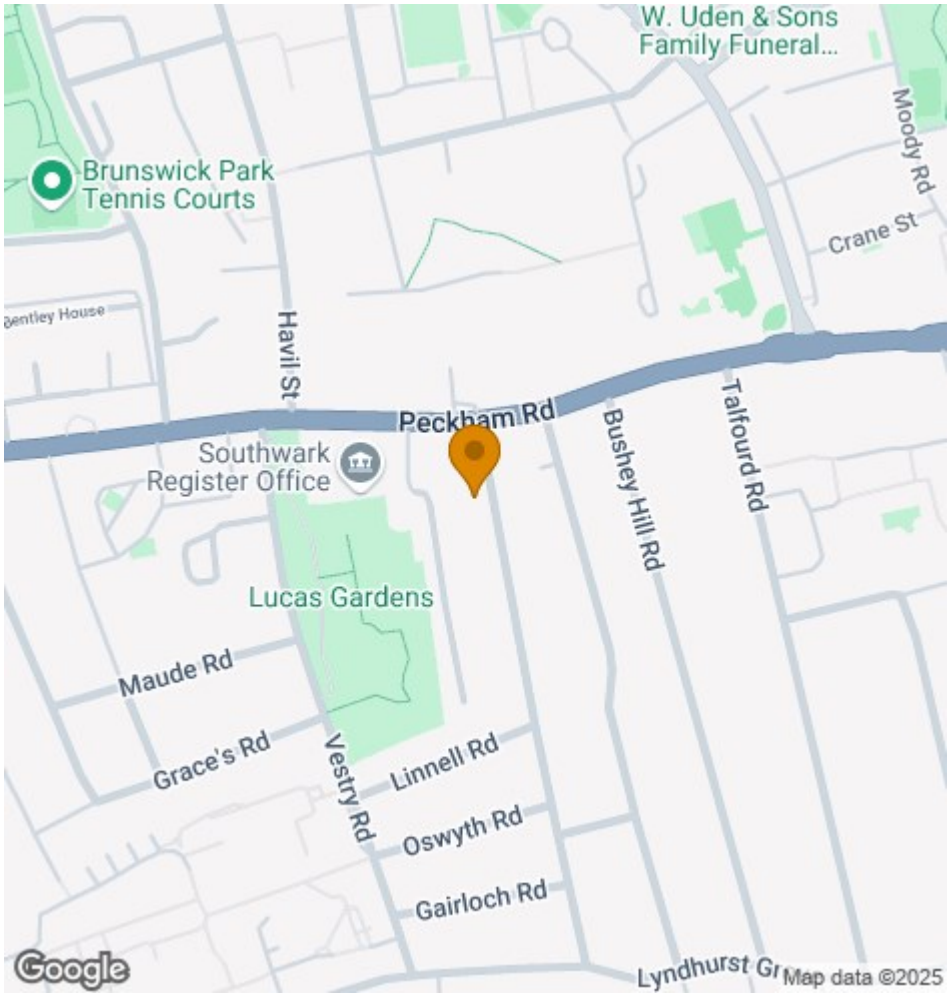



All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

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