

ADA ROAD, CAMBERWELL, SE5

FREEHOLD

GUIDE PRICE £675,000 - £700,000

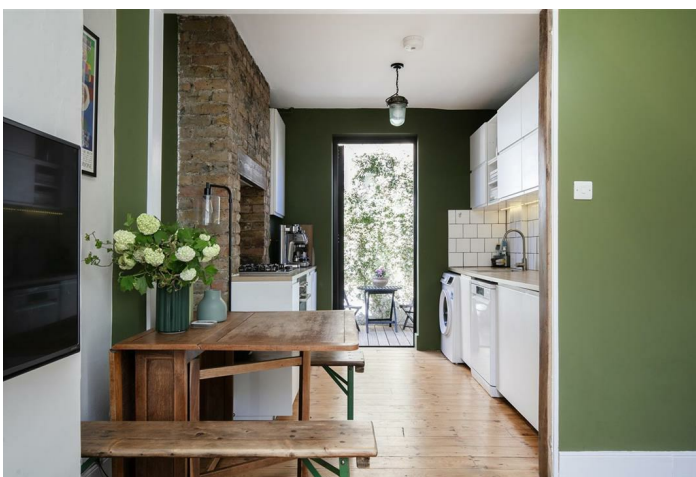


SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

FEATURES

Charmful and Quaint Setting
Pretty Courtyard Garden
Seconds from Brunswick Park
No-Through Road
Freehold



ADA ROAD SE5
FREEHOLD



ADA ROAD SE5
FREEHOLD



GUIDE PRICE £675,000 - £700,000.

Charming Two Bedroom Period Cottage Near Brunswick Park - CHAIN FREE.

On this quiet little road joining St Giles Road with Havil Street sits this uniquely charming two bedroom cottage complete with sunny courtyard garden. Spread over two charming floors the accommodation comprises a reception with adjoining kitchen, two double bedrooms and bathroom. There's abundant quaint vibes throughout and some thoughtful and sympathetic styling. The property also benefits from double glazed wooden framed sash windows. The utterly delightful Brunswick Park is just seconds away and as Ada Road is a no-through road, you'll marvel at the peace and quiet! The culinary and social delights of Camberwell are four minutes on foot. 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.

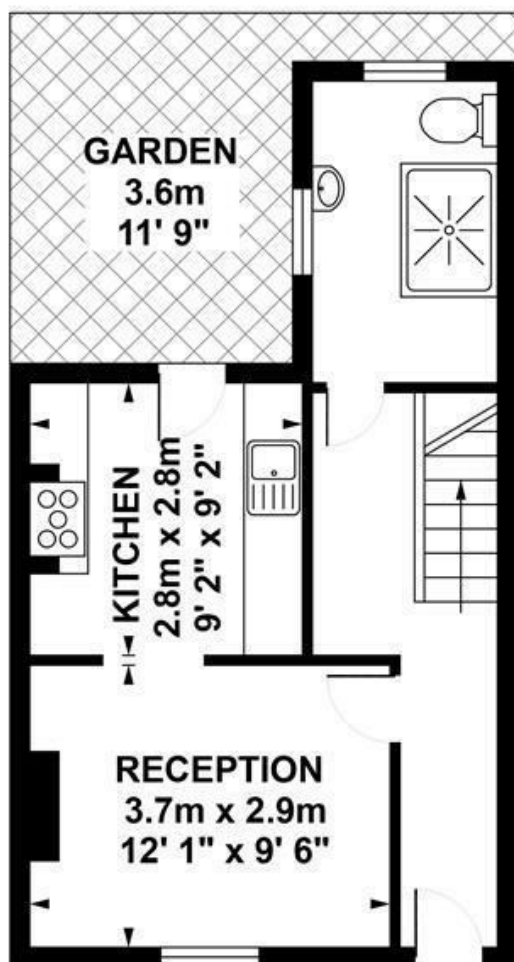
Past the lavender and climbing yellow roses, in through the front door and on the left is a reception room which has a large front aspect double glazed sash window. Stripped, polished timber floorboards and a rich Farrow and Ball green on the wall make for a tasteful finish. Nicely designed shelves are fitted to one alcove for books and CDs. The kitchen adjoins to the rear with a really lovely exposed brick chimney breast. There's plenty of cabinet and counter space. A rear facing door leads out to your pretty courtyard garden. This is decked, with space enough for a table and chairs and lots of containers of posies! It's also not overlooked to the rear making it secluded and peaceful.

Back into the hall, passing the stairs and you arrive in a mostly tiled bathroom. There are two cute cupboards just ahead of the bath for towels, potions and the ironing board. A large walk-in shower with glass wall and white suite complete the space nicely. On the first floor are two double bedrooms - the larger spans the house at the front and has two windows and some elegant bespoke storage. The rear bedroom has garden views and a feature fireplace.

Camberwell offers many bars and restaurants: try The Hermits Cave for a traditional touch or The Camberwell Arms for great food and contemporary surroundings. The Kerfield Arms even has a Michelin Star and do an affordable lunch special - book early! If specialist beers are your thing Stormbird will keep you happy all year round. Further local attractions include the Camberwell Baths and St Giles Church and churchyard. With so much going on you don't have to go into town for a blast, but a good night bus service will bring you home around the clock if you do. Denmark Hill station serves London Bridge and Victoria - an extra fast train will get you there in ten minutes. The Windrush Line whisks you to Clapham in 5 minutes or Shoreditch in around 25. Brunswick Park is a fab spot to read the Sunday papers or brush up your skills closer to Wimbledon.

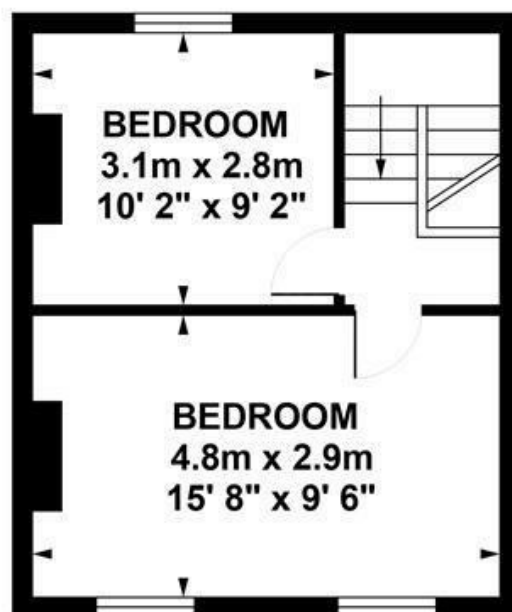
Tenure: Freehold

Council Tax Band: D



GROUND FLOOR

Approximate. internal area :
33.73 sqm / 363 sq ft



FIRST FLOOR

Approximate. internal area :
27.84 sqm / 300 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 61.57 sqm / 663 sq ft

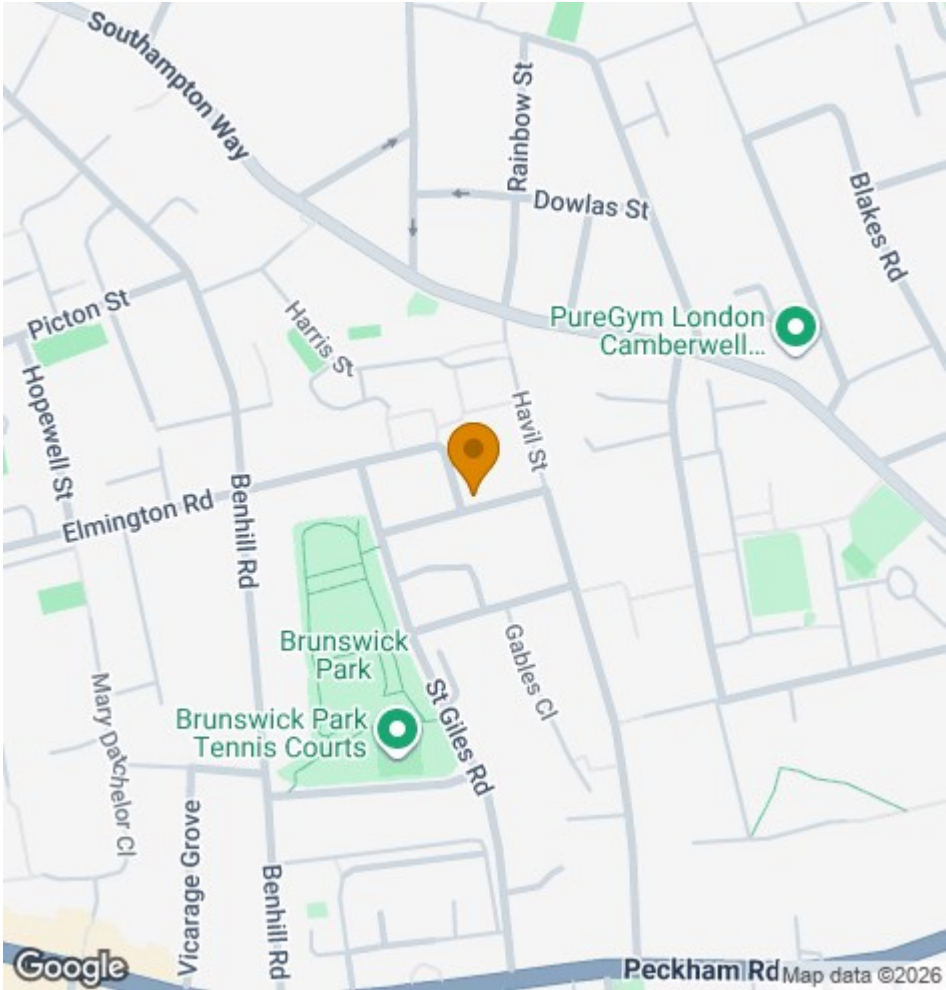
Measurements for guidance only / Not to scale

ADA ROAD SE5
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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.



17 Nunhead Green
London SE15 3QQ
020 7952 0595
sales@woosterstock.co.uk