

CHAMPION HILL, CAMBERWELL, SE5

FREEHOLD

£1,100,000



## SPEC

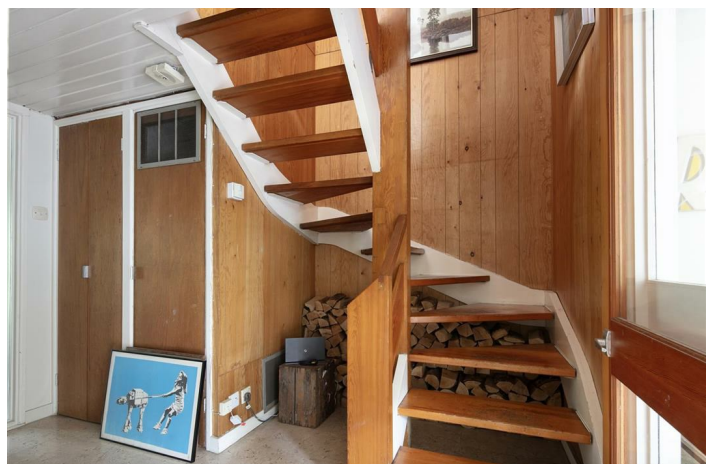
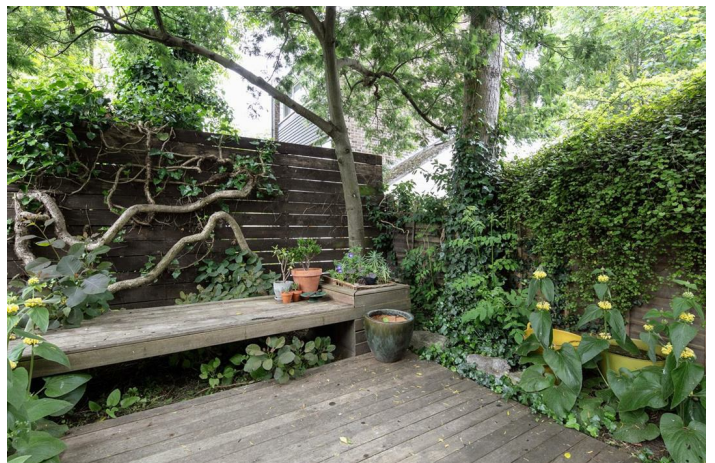
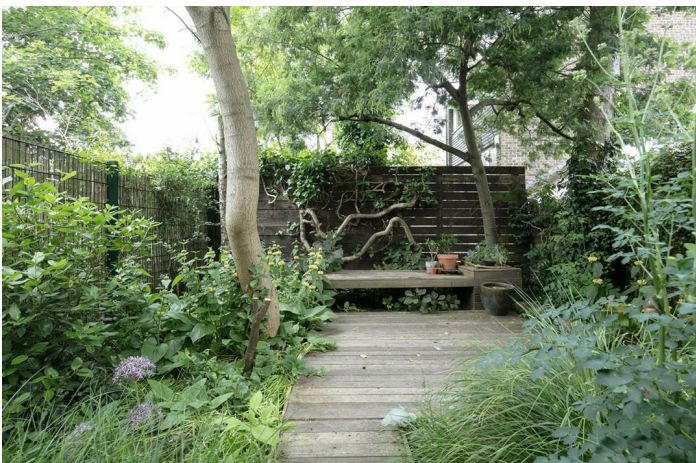
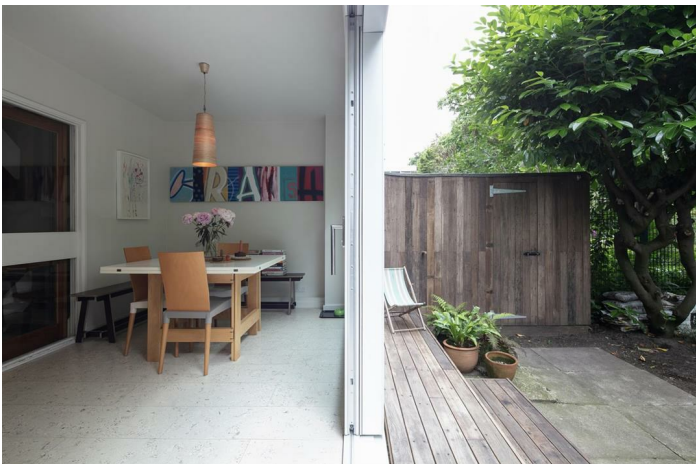
Bedrooms : 3  
Receptions : 2  
Bathrooms : 1

## FEATURES

Prized 1960's Development  
Wonderful Shared Green Spaces  
Mature Leafy Rear Garden  
Garage  
Balcony  
Freehold



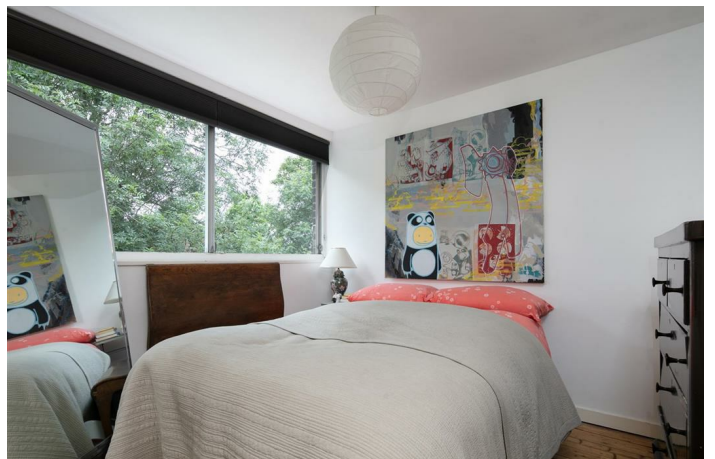
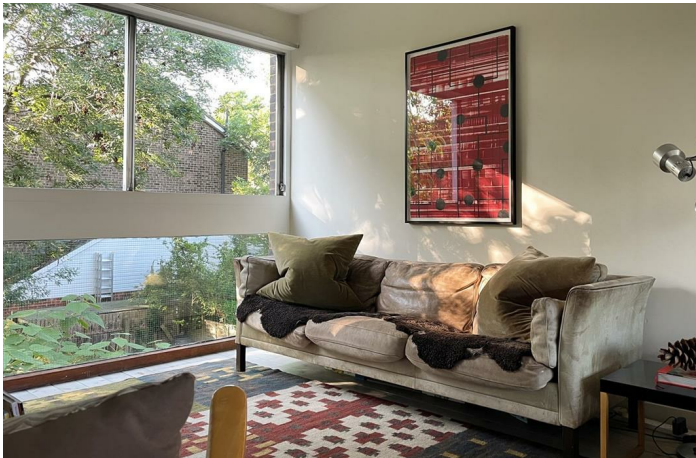
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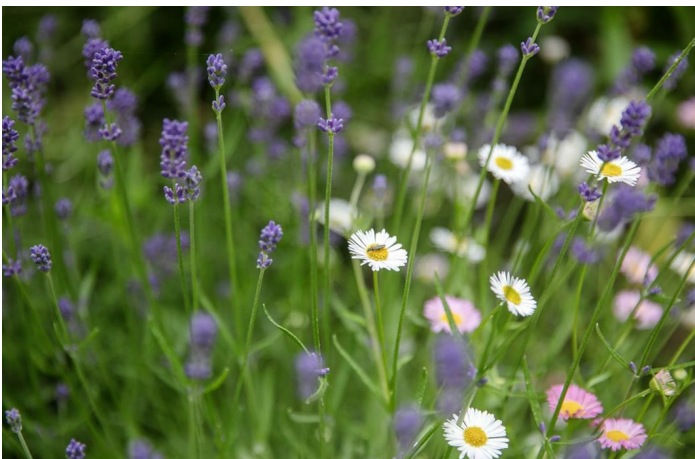
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Three Bedroom Home with Garage, Garden and Balcony in Leafy 1960's Development.

The Hamlet is a landmark 1960's development which boasts a peaceful, leafy yet super convenient location. The houses are positioned around a private, communal central garden tucked away off Champion Hill within an impressively short distance to Denmark Hill station. This wonderful three bedroom number boasts the best of 1960's design over three fabulous floors. The accommodation offers a large L-shaped open plan ground floor kitchen/living area, further open plan first floor living space with full-width balcony, three bedrooms, study, bathroom and handy wc. An adjoining garage supplies unbeatable storage or scope for adding to the living space. The beautifully presented rear garden is delightfully mature and there's the expertly maintained communal green spaces for hob nobbing with the neighbours.

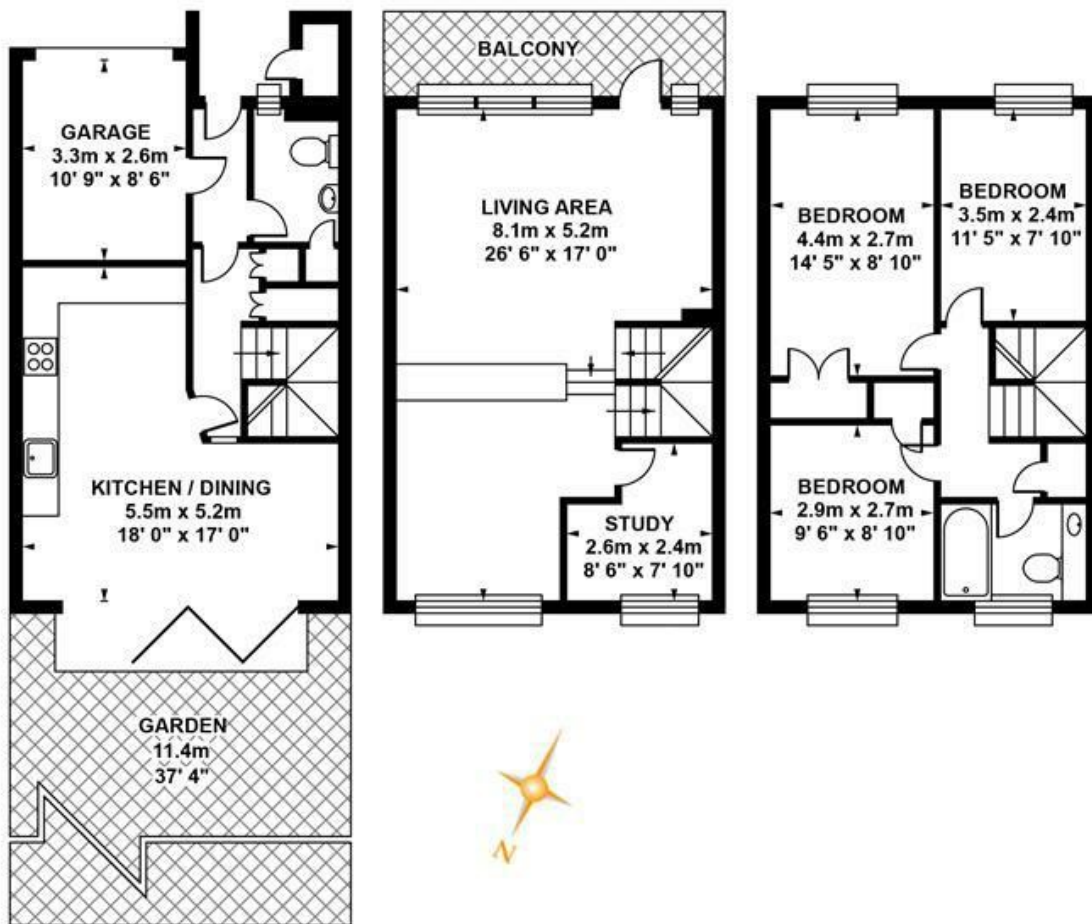
The communal grounds are pleasant and inviting. Guest parking is offered and a central green space with seating and mature flora invites a convivial vibe. The house sits to the left immediately overlooking the central space. A recessed portico entrance is flanked by handy storage points and access to the garage. The inner hall also offers access to the garage and a handy wc with retro suite and recessed storage. To the rear of the ground floor you find a fantastic L-shaped kitchen/diner which sprawls into the full width of the property. Facing onto the garden through sliding glass doors, the space supplies ample dining, cooking and entertaining space. Outside you'll delight in a leafy, mature oasis awash with mature flora and shrubs.

Heading upward from the landing you'll note a striking original staircase with open risers. This leads directly to a magnificent full-width first floor living space which enjoys an airy aspect to front and rear. Access is offered to a front-facing balcony from whence you can enjoy the amiable communal spaces below. A neat study adjoins to the rear. The top floor has some fab eclectic wooden panelling on the landing as well as a skylight for extra light. Three well appointed bedroom each enjoy a bright disposition - two further benefit from recessed storage. A contemporary bathroom completes the tour nicely.

There are a number of excellent schools nearby - a short walk down leafy Greendale to the highly rated independent James Allen's Girl's School and co-educational Alleyn's School. Dulwich College and Dulwich College Prep are a short drive/bicycle ride away. Also nearby is the well regarded Villa Pre-Prep School & Nursery. Camberwell College of Art is also within walking distance. Local eateries will keep you perpetually calorie counting - we love The Camberwell Arms, a winner of the Observer Food Monthly's Best Sunday Lunch award, eight minutes down the Grove. There are plenty of shops nearby including a host of independent food shops on Camberwell Church Street and Camberwell Green, plus a new, modern library and playground. There is a Sainsburys superstore an easy 5 minute walk away. The shops and foodie hotspots of Peckham and East Dulwich are also in walking distance. Keeping fit? Camberwell Baths is stunning and within an easy canter. Ruskin Park is a short walk away and you have the Butterfly Tennis Club is nearby too. The elegant Dulwich Park and Brockwell Park are also a short bicycle ride away.

Tenure: Freehold

Council Tax Band: E



**GROUND FLOOR**

Approximate. internal area :  
44.10 sqm / 475 sq ft

**FIRST FLOOR**

Approximate. internal area :  
42.12 sqm / 453 sq ft

**SECOND FLOOR**

Approximate. internal area :  
42.12 sqm / 453 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 128.34 sqm / 1381 sq ft  
Measurements for guidance only / Not to scale

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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.

