

EASTLAKE ROAD, CAMBERWELL, SE5

LEASEHOLD

£750,000



SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 1

Lease Length:

Service Charge:

Ground Rent:

FEATURES

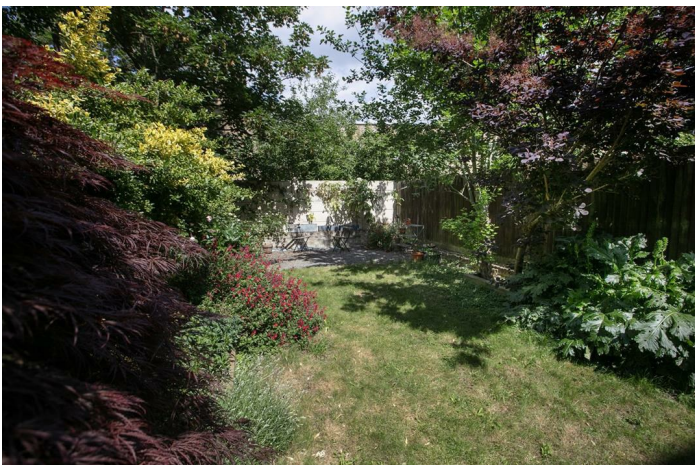
Split Level

Private Garden

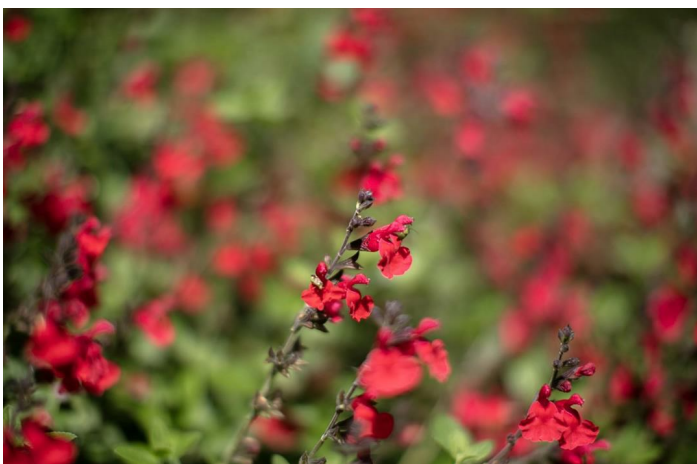
Generous Layout

Private Entrance

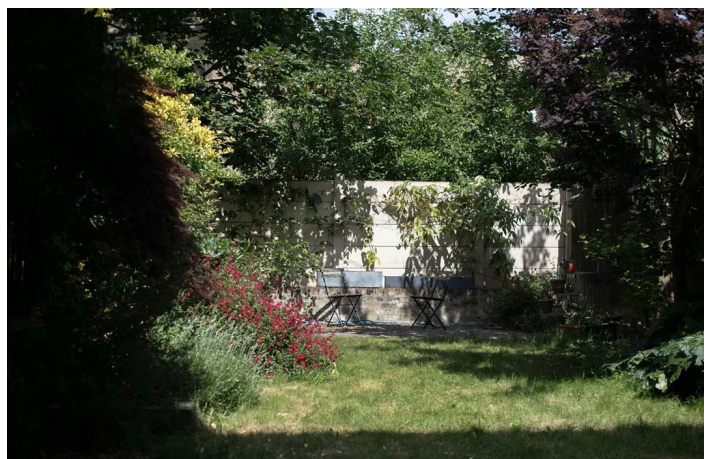
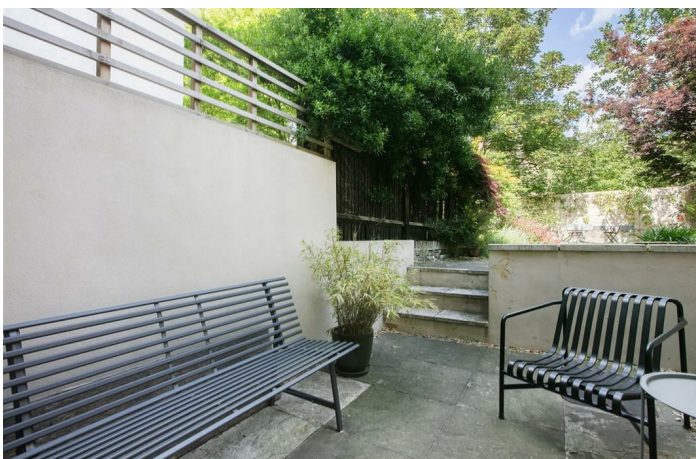
Leasehold



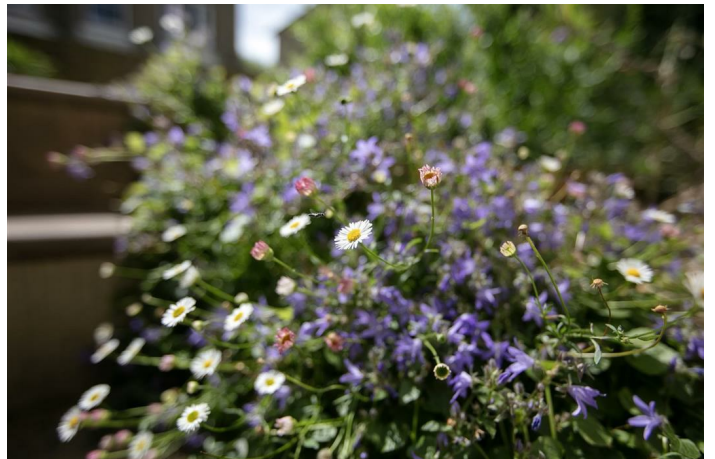
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Stylish Three Bedroom Split Level Period Conversion with Private Garden.

You just love this fantastic three bedder, spread generously over two lovely floors and with a pretty private rear garden! The accommodation is well arranged and stylishly presented, comprising a reception, separate kitchen/diner, three fab bedrooms and a family bathroom. A private entrance adds to the charm. You're completely spoiled for choice as regards Transport with Loughborough Junction Station just a three minute stroll. From here you can be in Elephant & Castle in less than five minutes. Blackfriars, Farringdon, City Thameslink, Kings Cross and Luton services are also frequent and quick. Brixton is an easy 10 minute walk for the Victoria Line.

The exterior is tall and handsome with similarly attractive period houses to either side. The private entrance is on the lower ground floor. An inviting inner hall with recessed storage, tasteful neutral décor and original timber floors greets you. To the left you find a bright front facing reception with pretty feature fireplace, low level storage units, integrated shelving and louvered blinds on the bay window. The kitchen/diner is next along the hall and has lovely sage green shaker style cabinets with quartz counters, plentiful storage and abundant food prep space. Appliances include a five ring NEFF hob, AEG oven, dishwasher and fridge freezer. There's also a fancy tiled splashback with grey grouting. French doors lead rear from here to the lower patio - great for morning coffee.

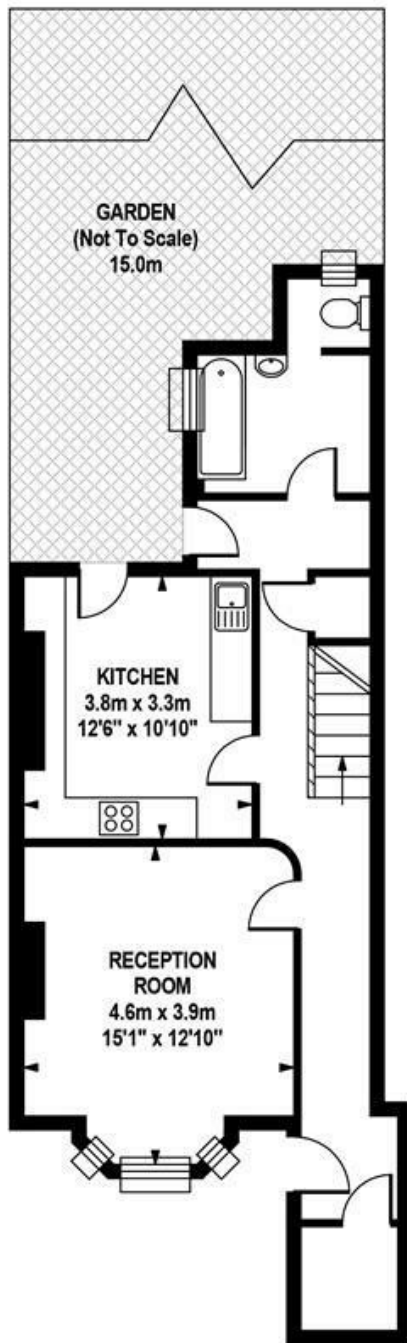
To the rear of the hall you find a handy laundry cupboard tucked under the stairs. There's a tiled recessed area beyond this - ripe for further storage and it sits opposite further garden access. The bathroom completes this level. Upward bound you find the first of your bedrooms - a sweet room with pretty garden views. Painted floorboards and neutral décor make the most of the space. Bedroom two is a nicely sized double with more garden views and bespoke storage either side of a wide feature fireplace with ornate mantel. Last but certainly not least comes a wonderful front-facing master bedroom with high ceilings, wide bay windows and some glorious original cornicing.

Camberwell promises any number of cracking pubs and delicious restaurants. The Camberwell Arms has won awards for its food, whilst the Tiger, Sun and Stormbird are always lively options. Even closer is the Sun Of Camberwell! The house is also situated within an easy walk of the Cambria pub which is a much-loved local boozier. Bustling Brixton is a 10 minute stroll or a quick bus for a host of more eateries and entertainment. The 'Ritzzy' cinema is a fab spot to catch art house and mainstream movies. There's a huge selection of bars and restaurants - the Brixton Village covered market offers everything from Vietnamese to Columbian. The very charming Myatts Field is only a few minutes walk away and has a children's play area, coffee shop and wonderful period bandstand.

Tenure: Leasehold

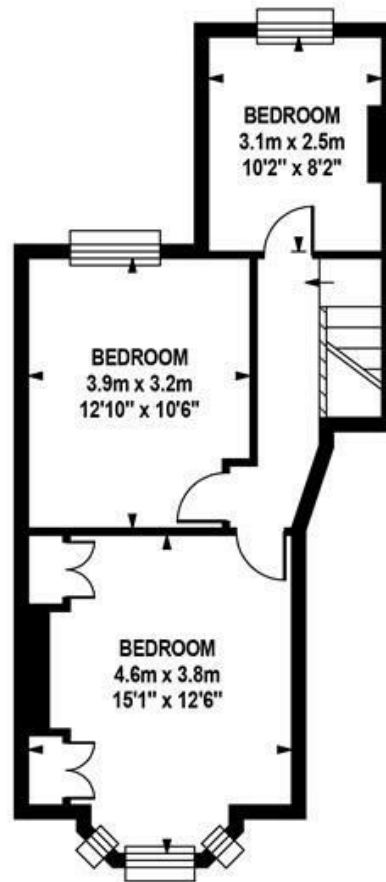
Lease Length: 94 years remaining

Council Tax Band: D



LOWER GROUND FLOOR

Approximate Internal Area :-
53.90 sq m / 580 sq ft




UPPER GROUND FLOOR


Approximate Internal Area :-
42.65 sq m / 459 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 96.55sq m / 1039 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	81
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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.

