

CROFTON ROAD, CAMBERWELL, SE5

FREEHOLD

GUIDE PRICE: £1,400,000 TO £1,450,000

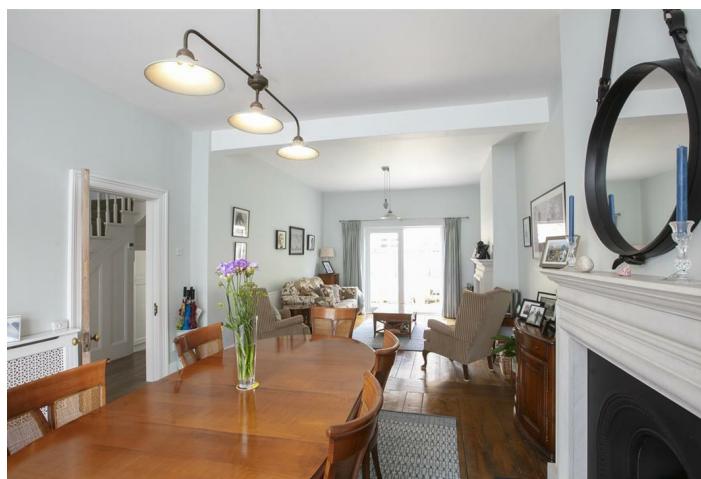


SPEC

Bedrooms : 4
Double Reception : 1
Bathrooms : 1

FEATURES

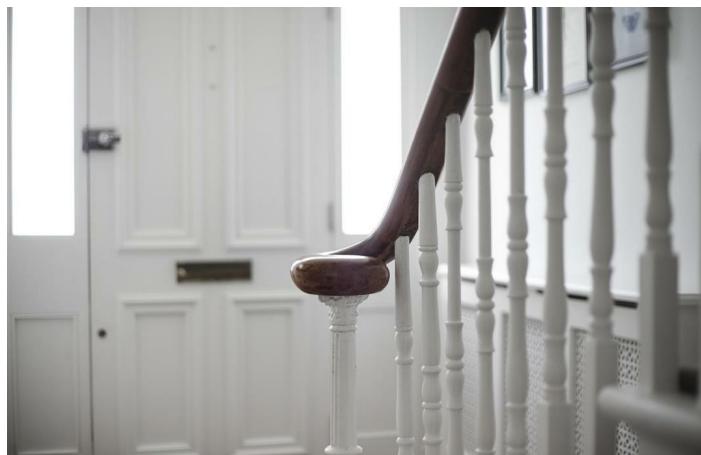
Stunning Finish Throughout
Beautifully Presented Gardens
Impressive Proportions
Neff Appliances
Utility and 2 further WCs
Freehold
Virtual Tour Available



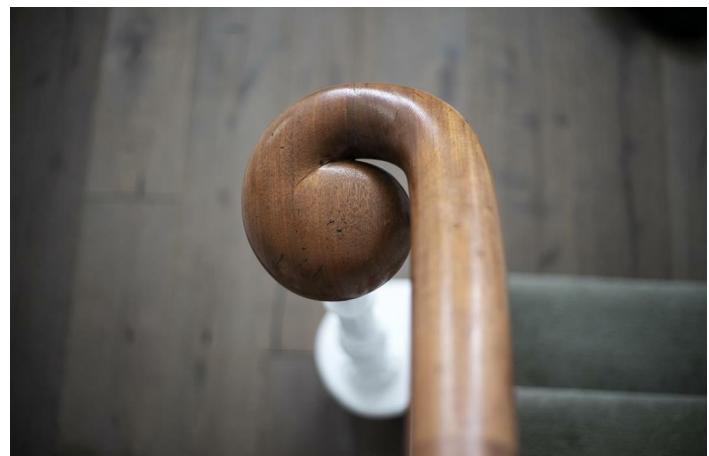
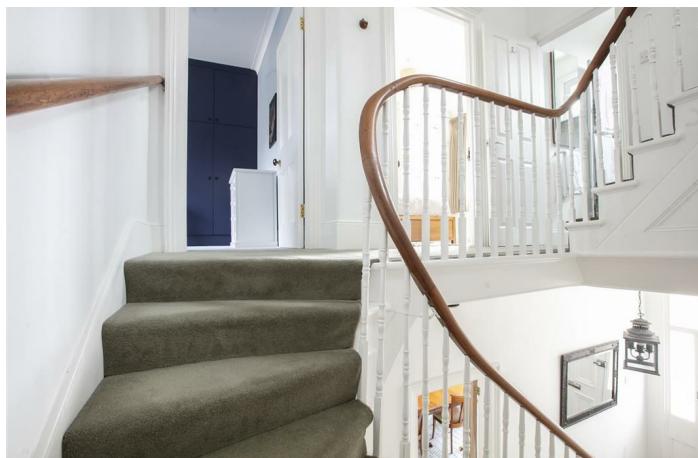
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Bright, Spacious, Elegant Four Bedroom Victorian Home in Best Spot - CHAIN FREE.

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From its handsome period exterior, Italianate arched sash windows, impressively proportioned interior to its beautifully presented garden, this magnificent four bedder will win you at first sight. Over two and a half exquisite floors you're treated to an almost ambassadorial double reception, slick, contemporary kitchen/diner with adjoining utility, four substantial double bedrooms, bathroom, shower room and wc. The décor throughout is crisp, neutral and timeless. Original cornicing, staircase, stucco work and wooden flooring will delight in equal measure. Crofton Road is a mature, popular street that rises gently from Peckham Road to Lyndhurst Grove and sits within a pleasurable five minute ramble of bountiful Bellenden Village. Transport is a cinch with Peckham Rye Station a seven minute stroll for swift, regular services to London Bridge, Victoria, Elephant and Castle, Blackfriars, Farringdon, Shoreditch and oodles more. Your social life will buzz with the nearby bustle of Camberwell, Peckham, East Dulwich and Queens Road.

The exterior is brimming with charm. A neat front garden with wonderfully shaped privet hedging, original ornate arched stucco work and a handsome portico beckon you forth. High ceilings and a bright disposition befit the entrance hall which is wider than most and presented to perfection. The vast double reception sits to the right. Enjoying a front bay window it's bathed in light. Twin period feature fireplaces sit in tandem and there's abundant space for lounging and formal dining. Past the staircase the hall turns left to reveal a handy second entrance and access to the storage cellar. The gloriously tasteful kitchen/diner comes next. An overtly generous run of contemporary cabinet run along the full length enjoying downlighting and retro yellow tiled splashback. Neff appliances include double oven, dishwasher and four ring hob. A Utility area with further sink and space for washing machine and dryer adjoins to the rear, next to a wc. Bi-fold doors open from the rear of the kitchen to offer further garden access. It's a wonderful space with raised planters and plenty of space for al-fresco vino.

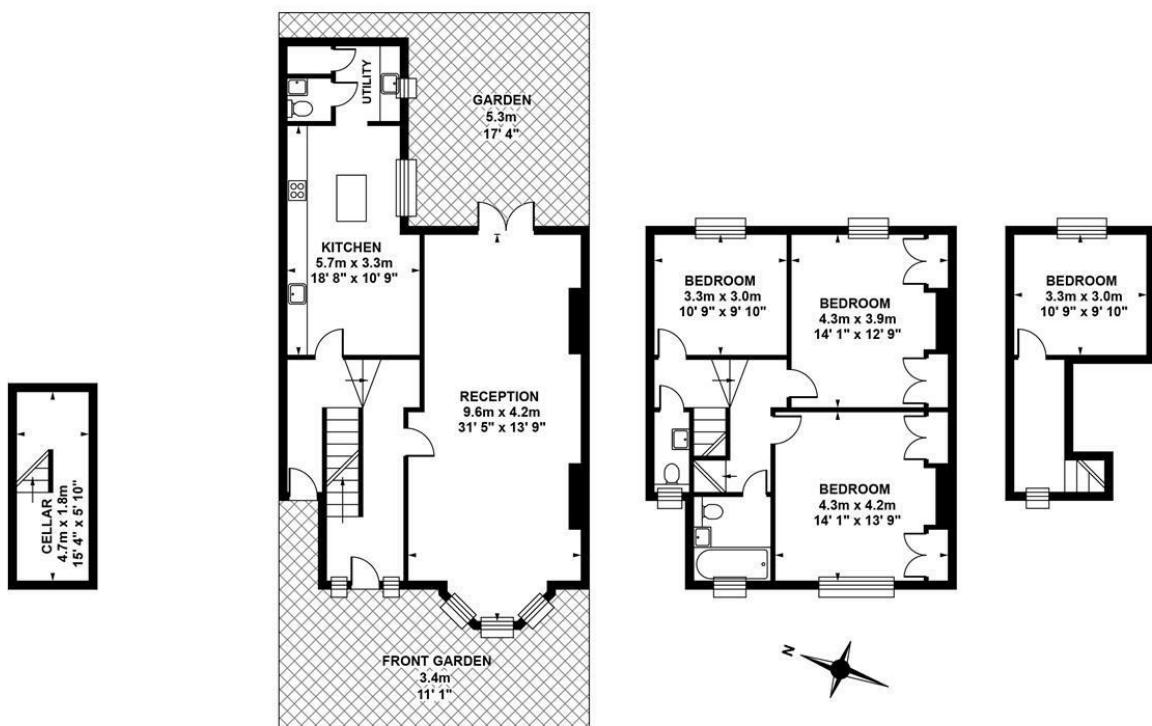
Venturing up your majestic original staircase (with curling hardwood handrail and decorative balustrades), you find the first of your bedrooms. It's a pleasant, carpeted double with peaceful rear views. A handy wc completes this floor. Ascending a further half flight you find two more beautiful double bedrooms. The front room has that triptych of Italianate sash windows and twin floor to ceiling bespoke wardrobes. A modern family bathroom with fancy tiling and bath with drencher shares the front spot. Upward again to the second floor you get a most impressive double-height vista downward over the lower landing. It's bright, airy and remarkably spacious. The fourth bedroom, currently used as an office, completes the tour nicely with more quality carpeting and lofty garden views.

The South London Gallery Cafe is great for impressing visitors with! Rye Lane is tantalisingly close for any amount of culture. For coffee, croissants, books, antiques, fine wine and flowers, go no further than Bellenden Village (a 10 minute walk). We love Petitou, The Victoria Inn, Ganapati and The Begging Bowl. The Bussey Building has some fab rooftop bars and even a cinema! The highly considered Villa Nursery 5 minutes walk - now that's an easy morning drop off! The area has easy access to Peckham Rye (zone 2 and a brisk 7 minute walk) and Denmark Hill stations (also zone 2 and about a 12 minute walk away) for services to London Bridge, Victoria and Blackfriars. The London Overground whizzes you to Clapham, Shoreditch and Canada Water for the Jubilee Line. A whole variety of buses run into town along Peckham Road, just 3 minutes away. The wide open green spaces of Peckham Rye Park, Ruskin Park and Dulwich Park are also within easy reach. Even closer is the very lovely Warwick Gardens. It's a fine spot for a read of the papers.

Tenure: Freehold

Council Tax Band: E

CROFTON ROAD SE5
FREEHOLD



CELLAR

Approximate. internal area :
8.46 sqm / 91 sq ft

GROUND FLOOR

Approximate. internal area :
75.69 sqm / 815 sq ft

FIRST FLOOR

Approximate. internal area :
60.70 sqm / 653 sq ft

SECOND FLOOR

Approximate. internal area :
14.98 sqm / 161 sq ft

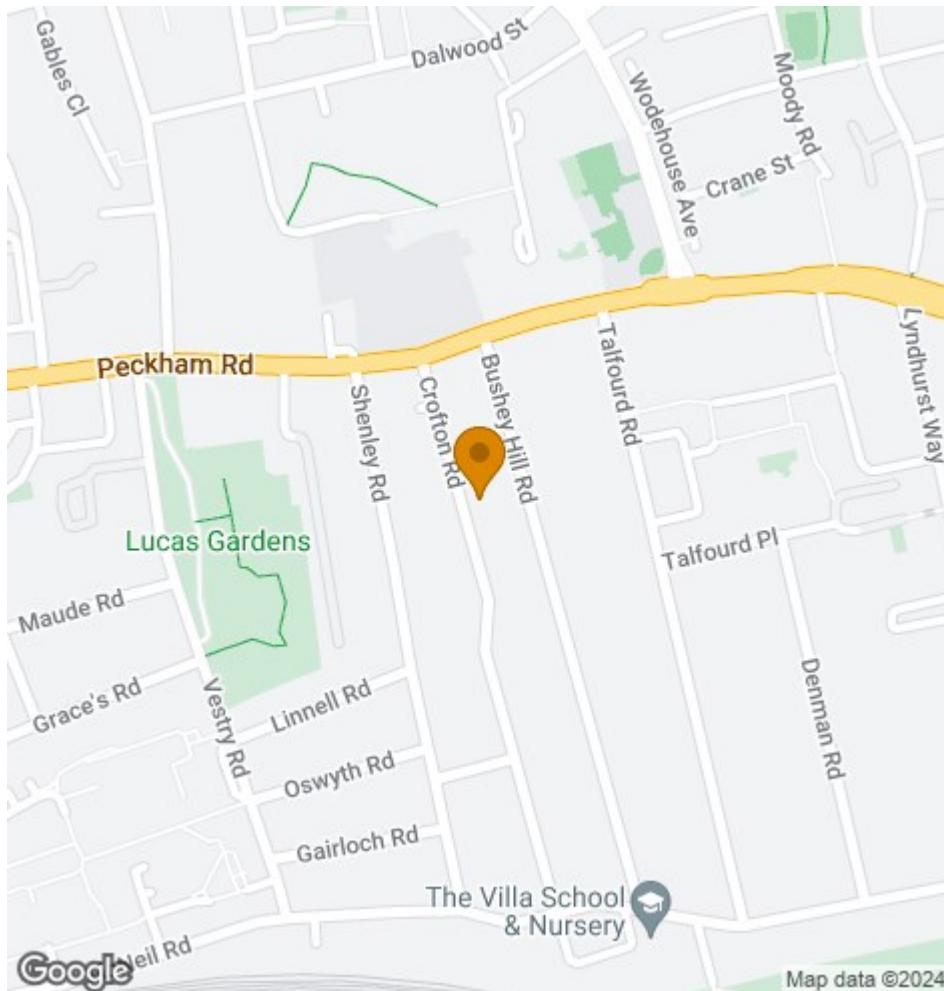
TOTAL APPROX FLOOR AREA

Approximate. internal area : 159.83 sqm / 1720 sq ft
Measurements for guidance only / Not to scale

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	56	77	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	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.



Wooster & Stock

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

WOOSTERSTOCK.CO.UK