

**NOTLEY STREET, CAMBERWELL, SE5**  
**FREEHOLD**  
**£860,000**





## SPEC

Bedrooms : 3  
Receptions : 1  
Bathrooms : 2

## FEATURES

Allocated Underground Off Street Parking  
Amazing Garden Studio  
Lush Mature Garden  
Over Three Impressive Floors  
Freehold  
Virtual Tour Available





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Contemporary Three Bedder With Large Garden Studio and Underground Parking.

This marvellous contemporary three bedroom home has been designed with space and comfort in mind. Enjoying noticeably larger room sizes, wider halls and generous living and slumber spaces, the property will allow you spread your wings wide. In addition to the impressive original layout, the current owners have instated an amazing garden studio with adjoining utility space. It holds untold potential - gym, office, guest storage - it's up to you! Over three floors the accommodation comprises a huge open plan living space with modern kitchen, three lovely double bedrooms (master ensuite and with dressing area), family bathroom and huge guest wc. The garden is delightfully awash with lush mature flora, shrubs and trees - you'll be entertaining all year round! As if this weren't all enough, you further benefit from allocated underground parking. The area leaves you within walking/cycling distance of so much of our wonderful city. The wide, green and recently upgraded open spaces of Burgess Park are a matter of minutes on foot. Camberwell is right on your doorstep as is Walworth Road.

The particularly handsome red bricked exterior sits behind a neat front garden with space for bikes and bins. Your wide inner hall promises plenty of space for coats, brollies and shoes and initially leads to a large front facing guest wc. Next comes that magnificent living area which incorporates abundant cooking, lounging and entertaining space. The kitchen enjoys all the mod cons and oodles of counter and cabinet space. The seating and dining area precedes wide double glass doors which open to that glorious rear garden. Running its full length is the garden studio which too enjoys wide glass doors. Open them wide in the milder month for ultimate airiness. The studio boasts an adjoining utility area.

Back inside the main dwelling, head upward to the first floor to find a wide carpeted landing with more storage. The first bedroom fronts the street with a bright disposition and plenty of space for a double bed. A large double bedroom faces rear over the garden with a wall of fitted storage. A nicely sized bathroom completes the first floor. Upward once more you find your master suite which has fitted storage, dressing area and adjoining ensuite shower room. What more could you ask for?

Notley Street enjoys great access to transport with buses whisking you to Elephant & Castle for tube and rail connections. Camberwell Green offers an impressive amount of routes in every direction while for green open spaces, tennis courts and gardens, Burgess Park is a mere ramble. For social endeavours and tasty treats try The Crooked Well, The Tiger, The Bear and The Grand Union - all within a 10-15 minute stroll. Southampton Way is a short ramble for a handy Tesco Metro and a number of food outlets. The Walworth Road supplies a healthy number of high street stores and the inimitable East Street Market is close by too.

Tenure: Freehold

Council Tax Band: E



#### GROUND FLOOR

Approximate. internal area :  
65.65 sqm / 707 sq ft

#### FIRST FLOOR

Approximate. internal area :  
39.01 sqm / 420 sq ft

#### SECOND FLOOR

Approximate. internal area :  
24.48 sqm / 264 sq ft

### TOTAL APPROX FLOOR AREA

Approximate. internal area : 129.14 sqm / 1391 sq ft

Measurements for guidance only / Not to scale

NOTLEY STREET SE5  
FREEHOLD

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		
	86	88
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.

