

VESTRY ROAD, CAMBERWELL, SE5
LEASEHOLD
£600,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 113 years remaining

Service Charge : £600 per annum

Ground Rent : £50 per annum

FEATURES

Unique Period Building

Fab Private Roof Terrace

Two Large Bedrooms

Large Eat-in Kitchen

Access to Loft Storage

Leasehold



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Large and Lofty Two Bed Flat with Outside Space and Period Touches - CHAIN FREE.

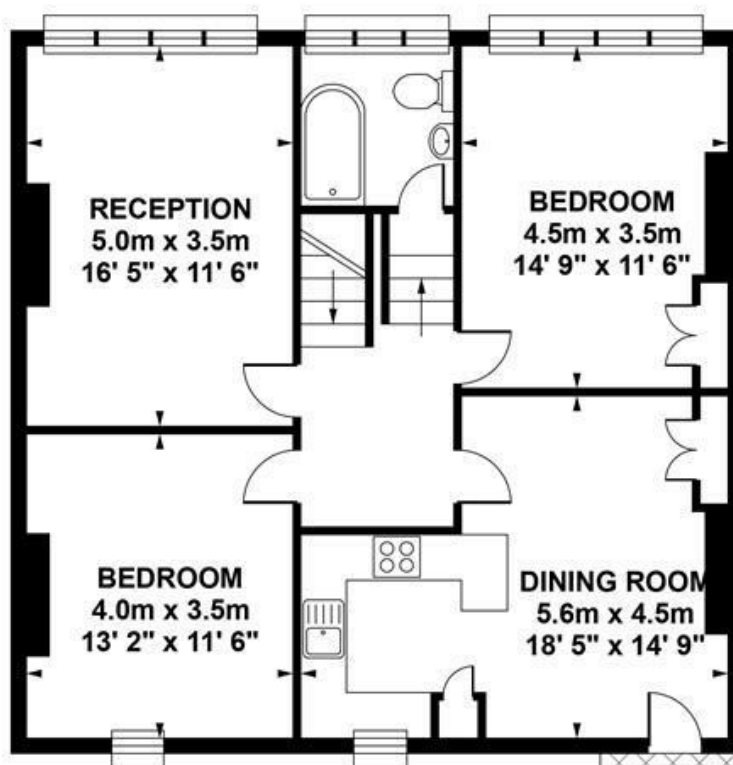
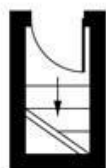
'The Maisonettes' sits at the northern end of Vestry Road, directly opposite the lovely Lucas Gardens. Built in 1907, it is a unique period building and is home to this spacious first floor flat. There are park views through the gorgeous arched crittal windows, two big double bedrooms, a private entrance and a leafy roof terrace off the kitchen/diner. You're within walking of Camberwell's eclectic bounty of bars, cafes. The Camberwell Grove Conservation area is a delight and just around the corner. Bellenden Road is as easily walkable and offers a real 'villagey' vibe. Denmark Hill and Peckham Rye stations each have fast, frequent Victoria services and the fab London Overground Line which offers a handy Jubilee Line connection from Canada Water.

The exterior is so charming with its original bays and arched windows. Enter through a private entrance on the ground floor and head directly up to a surprisingly large landing. An overhead window keeps everything bright. The flat enjoys a symmetrical layout which allows for well-proportioned rooms. Toward the front, with those pretty park views is the first bedroom. It's a bright double and has carpets underfoot and a calming décor. Opposite is the reception room, also facing front, with plenty of space for lounging under the signature arched crittal windows. Next up is a smart bathroom, fully tiled, with a white suite, heated towel rail and huge arched frosted window. Facing the rear of the building is bedroom two (another double) and a wonderful kitchen/diner with modern cabinets and counters, four ring hob and oven. The leafy roof terrace adjoins to the rear - it's a fine spot for some evening vino!

Both Peckham Rye and Denmark Hill stations (zone 2) are inside a 10 minute walk for services to London Bridge and Victoria and a whole variety of buses run into town along Peckham Road, just five minutes away. The London Overground will whisk you from Clapham Junction, through Queens Road and up to Shoreditch, Hoxton and Islington. Lucas Garden is a lovely leafy place to unwind. It has a popular play area and it's a real favourite of local dog walkers. Vestry Road has a pharmacy, restaurant and a well stocked grocery store. There's even a new café at the end of the road - great for coffees, sandwiches and chat. Free Wifi helps you work away from home! Camberwell and its many bars and restaurants are but a short ramble - we love the Hermit's Cave, The Camberwell Arms and the Sun of Camberwell. Bellenden Village supplies the fantastic 'Victoria Inn' and 'Ganapati'. The popular Villa pre-prep and nursery is down the road and the Dulwich Foundation schools are a 12-minute drive away. Shops, restaurants and green spaces in East Dulwich, Camberwell and Peckham are all nearby too.

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GROUND FLOOR

Approximate. internal area :
1.42 sqm / 15 sq ft

FIRST FLOOR

Approximate. internal area :
83.72 sqm / 901 sq ft

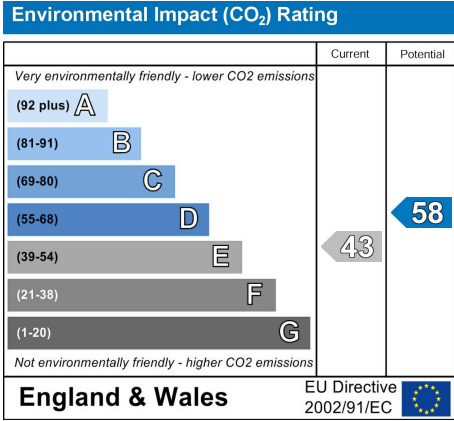
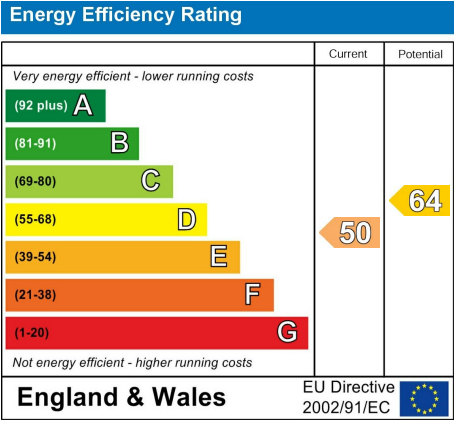
TOTAL APPROX FLOOR AREA

Approximate. internal area : 85.14 sqm / 916 sq ft

Measurements for guidance only / Not to scale

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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.



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