

BUSHEY HILL ROAD, CAMBERWELL, SE5  
FREEHOLD  
ASKING PRICE £1,195,000



## SPEC

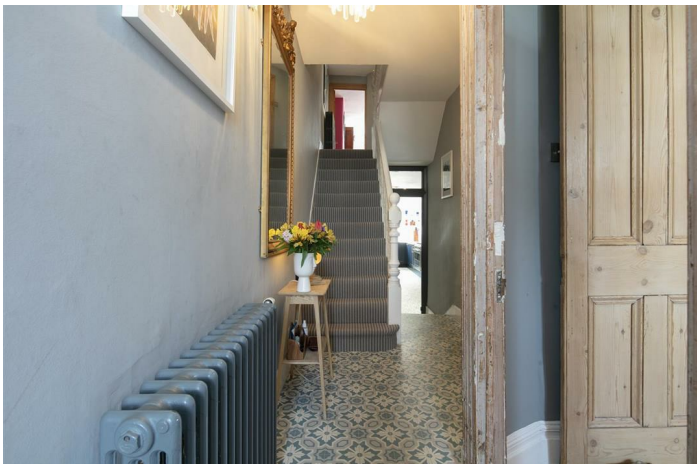
Bedrooms : 4  
Receptions : 2  
Bathrooms : 2

## FEATURES

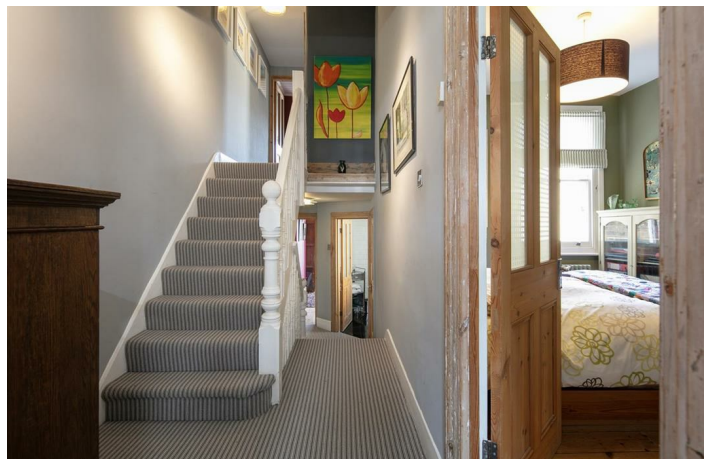
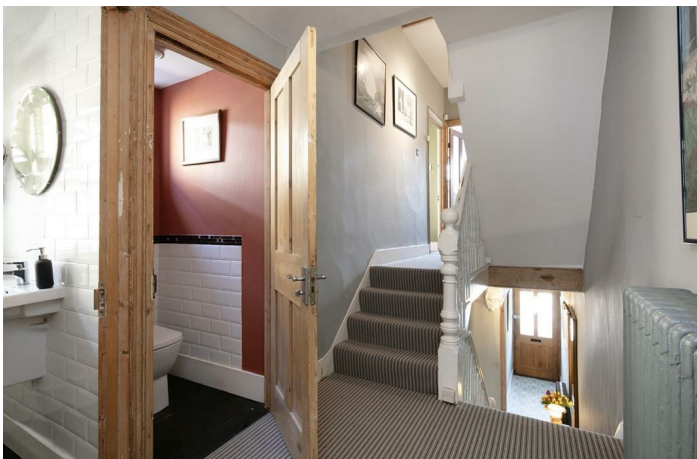
Wonderful Original Features  
Pretty Patio Garden  
Much-Loved Location  
Storage Cellar  
Freehold



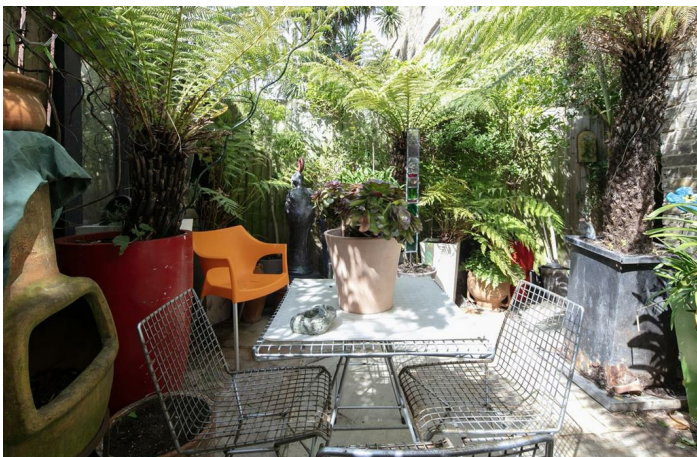
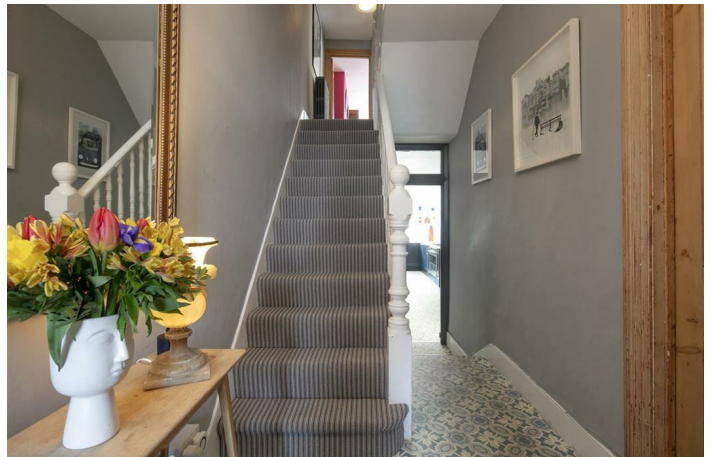
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Fantastic Four Bedroom Victorian Home on Mature Popular Street - CHAIN FREE.

This magnificent four bedroom period home supplies tasteful, spacious accommodation over three gorgeous floors. Throughout the interior you'll enjoy high ceilings, period features and the perfect marriage of traditional and contemporary. The current owners have lovingly created a home of distinction over 21 years. On offer is a huge double reception, fantastic kitchen/diner, four double bedrooms, shower room, bathroom and wc. There's a large head-height storage cellar and a super cute patio garden. A huge, mostly boarded attic provides tonnes of storage space and could also easily be converted into a fab fifth bedroom with en suite! Bushey Hill Road is a mature, popular street that rises gently from Peckham Road to Lyndhurst Grove within a pleasurable five minute ramble of bountiful Bellenden Village. Your social life will buzz with the nearby bustle of Camberwell, Peckham, East Dulwich and Queens Road. Transport is a cinch with Peckham Rye and Denmark Hill stations both a seven-minute stroll, for fast, regular services to London Bridge, Victoria, Elephant and Castle, Blackfriars, Farringdon, Shoreditch and oodles more.

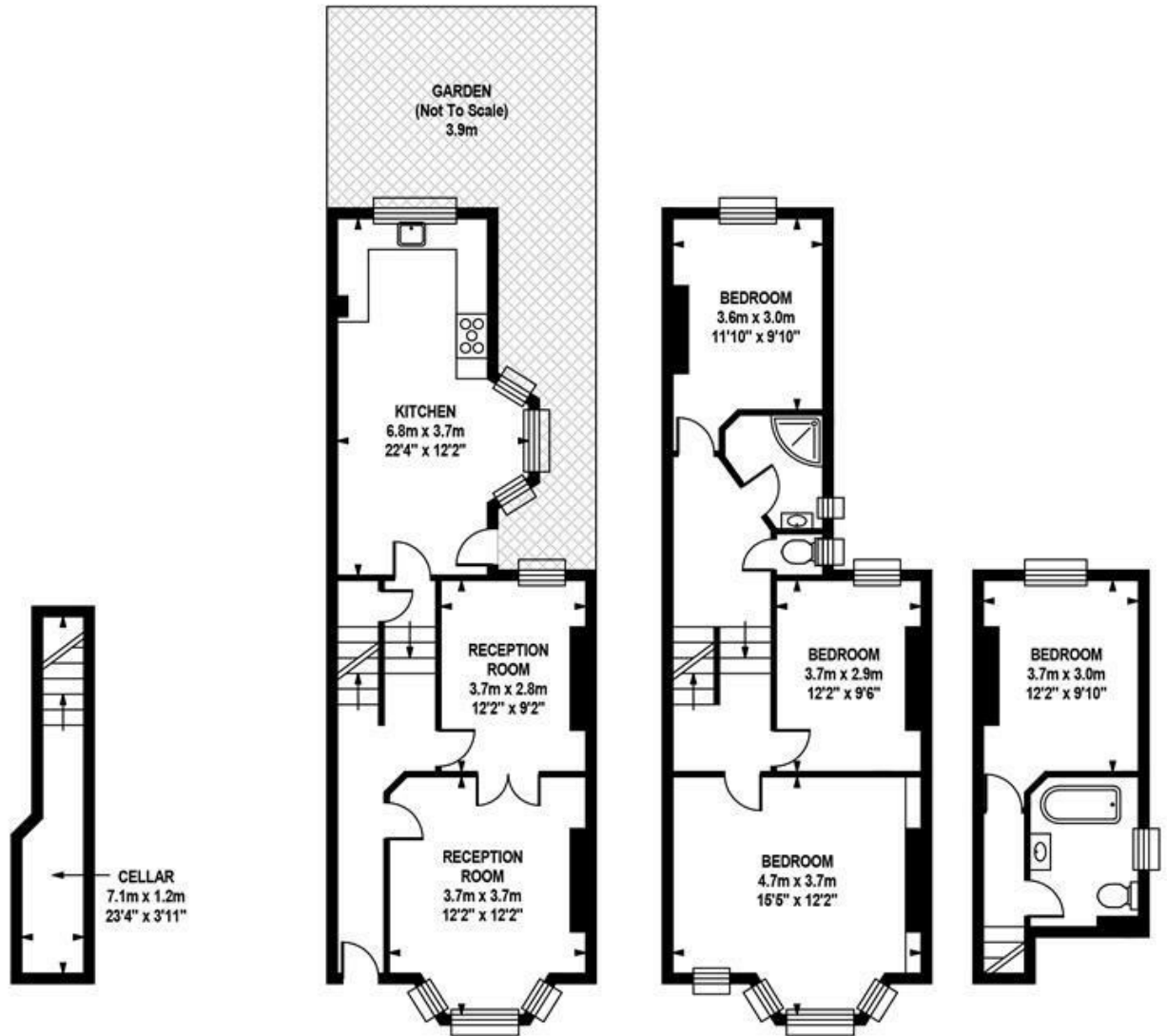
A most welcoming exterior greets you warmly, behind regal black railings and matching gate. The recessed portico hosts an original door and opens to your fab entrance hall where high ceilings and original corbels set the right tone. Pretty floor tiles continue the full length and there is brand new carpeting gracing the stairs and landings. The double reception sits to the right with lovely original double doors separating the space. You can enjoy it as one vast space or two (still handsomely proportioned) rooms. There's an imposing mantel and fireplace to either end in addition to cornicing. The front bay window and rear sash have louvered blinds on both the upper and lower panes for peace and shade. Further along the hall you find the cellar access under the stairs. This precedes your fab kitchen/diner which dips into a side bay. There's plentiful cabinet and counter space and some pretty views over your bijou patio garden.

Upward bound you find the first return supplies the first of your gorgeous bedrooms - a sunny rear facing double with original boards and a splash of fuchsia. A shower room and wc complete this floor. The master bedroom fronts the street with a bay and additional sash window and has vibrant royal blue walls, period style feature fireplace and plenty of shelving. Bedroom three is another lovely double with feature fireplace. The tiling matches the olive green walls to perfection! The upper return hosts a lovely side facing bathroom with a lavish contemporary roll-top bath, trough-style wash hand basin, loo and tiling to dado rail level. The original floorboards have been painted black to match the louvered blinds. Bedroom four is a peaceful rear-facing double with vaulted panelled ceiling.

The South London Gallery, at the bottom of the road, is a great place to take visitors, with its marvellous café, complete with garden and golden mural. For coffee, croissants, books, antiques, flowers and dry cleaning services, go no further than Bellenden Village (a five-minute walk). We love Petitou, The Victoria Inn, Ganapati and The Begging Bowl. Rye Lane is tantalisingly close for any amount of local culture and includes the Bussey Building with the fabulous Frank's rooftop bar and a cinema. The highly regarded Villa Nursery is just two minutes' walk – now that's an easy morning drop off! The area has easy access to Peckham Rye and Denmark Hill stations (zone 2) for services to London Bridge, Victoria and Blackfriars. The London Overground (the ginger line) whizzes you to Clapham, Shoreditch and Canada Water for the Jubilee Line. A whole variety of buses run into town along Peckham Road, just five minutes away. The wide open green spaces of Peckham Rye 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



**LOWER GROUND FLOOR**

Approximate Gross Internal Area :-  
6.64 sq m / 71 sq ft

**GROUND FLOOR**

Approximate Internal Area :-  
59.90 sq m / 645 sq ft

**FIRST FLOOR**

Approximate Internal Area :-  
58.38 sq m / 628 sq ft

**SECOND FLOOR**

Approximate Internal Area :-  
20.66 sq m / 222 sq ft

**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 145.58 sq m / 1566 sq ft  
Measurements for guidance only / not to scale

BUSHEY HILL ROAD SE5  
FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			84
(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.

