

WILSON ROAD, CAMBERWELL, SE5
LEASEHOLD
£750,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length: 113 years remaining

Service Charge: £528.57 per annum

Ground Rent: £200 per annum

FEATURES

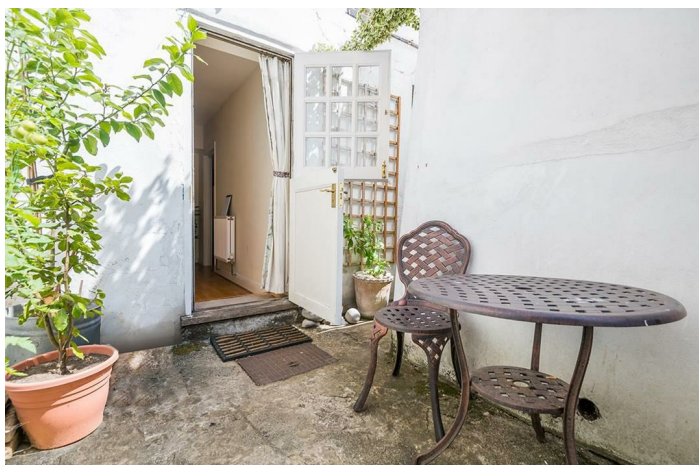
Split Level

Two Double Bedrooms

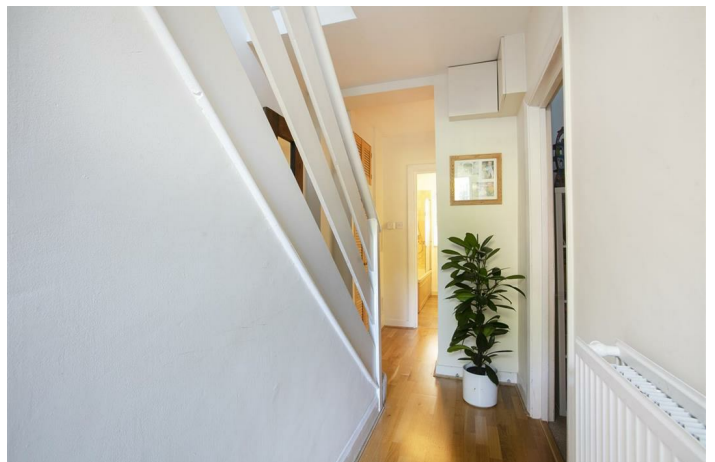
Huge Private SW Facing Garden

Garden Studio

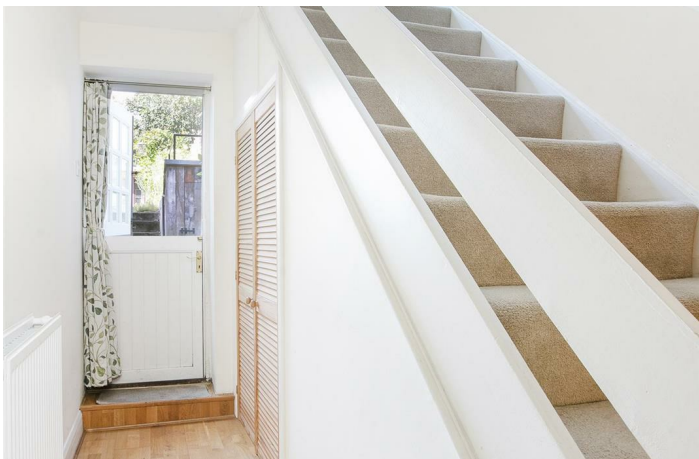
Leasehold



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Split Level Two Bed Beauty with 100ft South West Facing Garden and Garden Studio - CHAIN FREE.

Wilson Road is a delightful street leading off Camberwell Church Street with a no-through section at the back. You couldn't be better placed for the excellent bus, overground and rail services and everything else that the ever-improving Camberwell has to offer. This magnificent, desirably located number is arranged over the lower ground and raised ground floors of a Victorian terrace, has two double bedrooms, reception room, pretty kitchen and a private, SW facing garden with garden studio/office. The property could also, subject to planning, accommodate an impressive rear extension, increasing your living environment yet more!

The entrance can be found on raised ground level and you arrive in an inner hall with neutral carpets. Stairs lead down to the lower level (more about that later) but for now take the door on your left to find a pretty eat-in kitchen. You first notice a huge sash window overlooking the garden and the three meter high ceilings create a wonderful sense of space and light. Notable features are a slate tiled floor, oak kitchen units and quarry tiles at splashback level. A range cooker sits in the chimney breast and will make family meals a cinch! Behind you is the large reception sitting behind French doors - leave these open for an open-plan living vibe. A front-facing bay window provides a perfect spot for watching the world go by. Features include a period fireplace with low level storage units and floating shelving either side. Back inside, travel down the hall past another bright window to the lower ground floor. You'll find two double bedrooms, each having plenty of space for furniture arrangements. The master shares the bay window and has another original fireplace with space for his and hers storage either side. It's surprisingly bright too! The bathroom, with under floor heating, has natural stone tiling and a neat white suite with shower over the tub.

Oh yes, the garden! From the hall, passing storage space under the stairs which accommodates your washing machine and the like, a stable door leads out. There are three separate parts to the garden; the first is a courtyard area and then steps lead up to an impressive long lawn with a south-westerly aspect. At the far end is a garden studio (increasing in popularity post COVID) complete with electricity. You can hear Big Ben from here and there have been nesting birds spotted in the jasmine too!

South London Art Gallery and Camberwell College of Arts are minutes away for a spot of cultural activity. For those with small children, Lyndhurst Primary is very close as is the Villa nursery. Going to work? Both Peckham Rye or Denmark Hill stations in about 10 minutes for the London Overground line and services to Victoria, Blackfriars and London Bridge. Grab one of the many buses running along Peckham Road (moments away) - these will take you pretty much anywhere you want to go! Settle the weekly shop at Dog Kennel Hill Sainsbury's, just two minutes in the car.

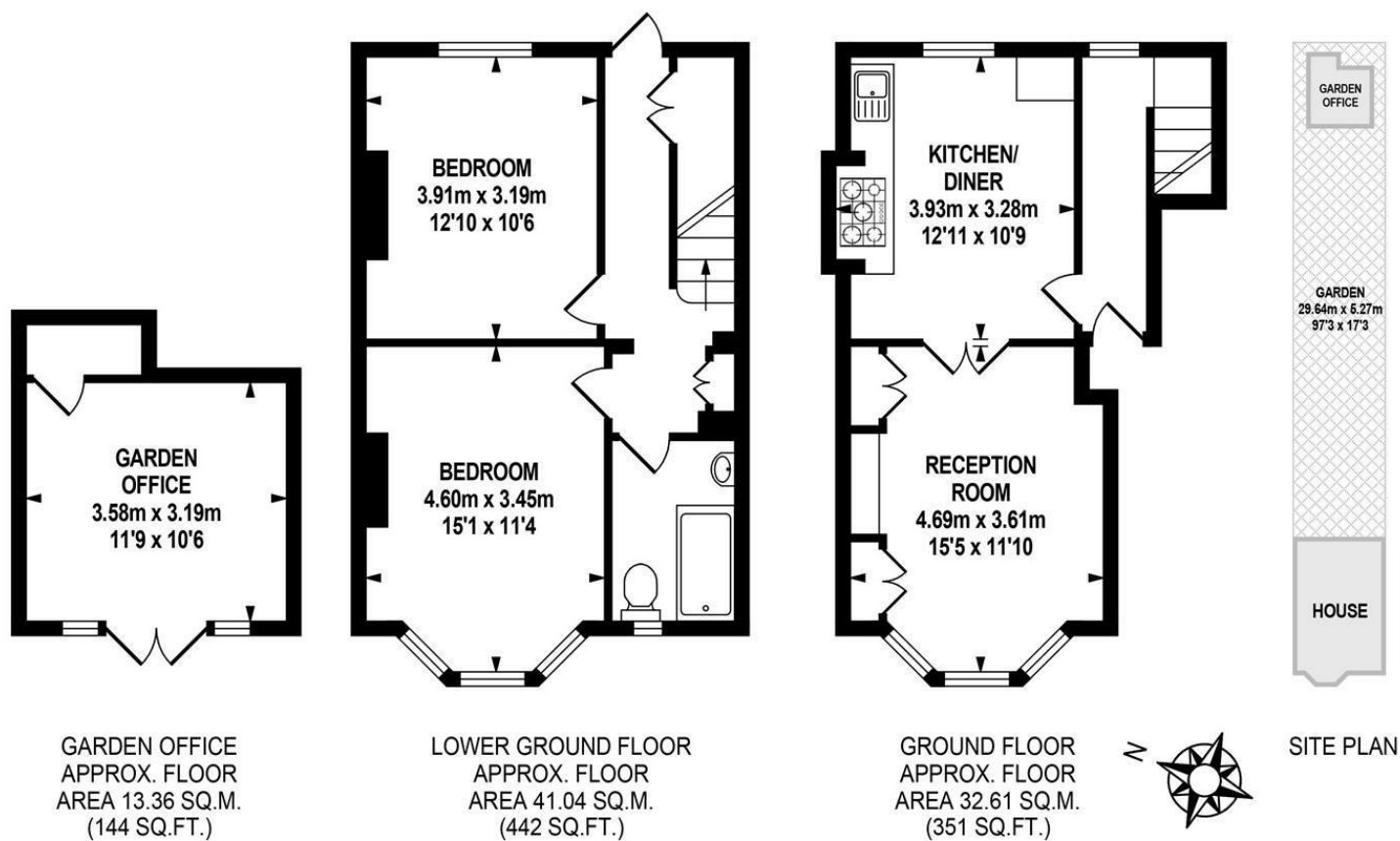
Camberwell and its many bars and restaurants are but a short ramble - we love Grove House Tavern, The Stormbird, The Camberwell Arms, The Crooked Well, Silk Road (fab Chinese food) and Theo's Pizzeria. Nearby Bellenden Road in Peckham supplies the fantastic Victoria Inn, Ganapati, Artusi, and the Begging Bowl, with nearby Lordship Lane in East Dulwich providing a host to more eateries.

Tenure: Leasehold

Lease Length: 113 years

Council Tax Band: C

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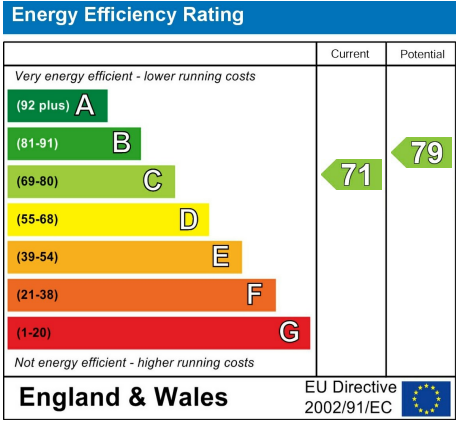


WS
WOOSTER & STOCK

TOTAL APPROX.FLOOR AREA 73.65 SQ.M. (793 SQ.FT.) Excluding garden office
TOTAL APPROX.FLOOR AREA 87.01 SQ.M. (937 SQ.FT.) Including garden office

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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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.

