Wooster & Stock

VENETIAN ROAD, CAMBERWELL, SE5

LEASEHOLD

OFFERS IN EXCESS OF £550,000

SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

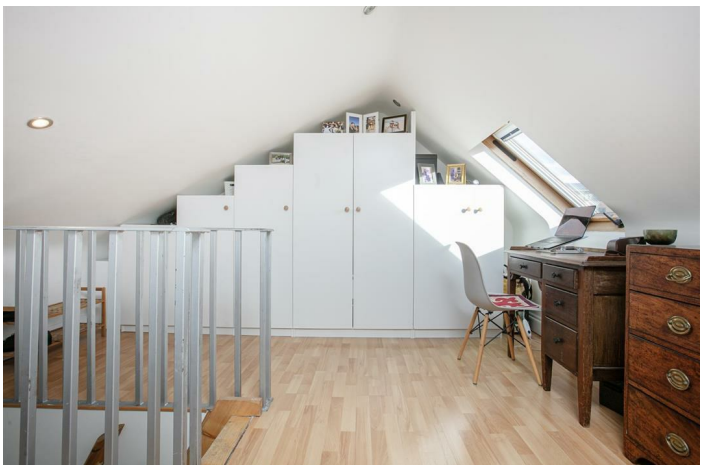
Lease Length: 162 years remaining
Service Charge: £171 per annum
Ground Rent: n/a

FEATURES

Split-Level
Balcony
Huge Loft Room
Convenient Location
Leasehold

VENETIAN ROAD SE5

LEASEHOLD



VENETIAN ROAD SE5

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Handsome Edwardian Two Bed Flat with Balcony and Large Loft Room - CHAIN FREE.

This amazing and spacious first floor flat is Ideal for transport, bars and the culinary hotspots of Camberwell. The development was purpose-built in the early 1900's as apartments for nurses and policemen and so each dwelling has its own street entrance. Split over the first and second floor, the accommodation is bright and well presented, comprising a large reception, two lovely bedrooms, separate kitchen/diner, bathroom and a huge loft room ripe for any amount of uses. The current owners have presented the property with a tasteful, bright and welcoming finish. You are a skip away from Denmark Hill station (it's within 5 minutes on foot), a ten minute bus ride (or 15 minute stroll) to Brixton for the Victoria line and closer still to Kings College and Maudsley Hospitals.

A private entrance leads off the street where original wall tiles and an original door with stained glass greet you warmly. The first floor landing is bright and airy with a fab vaulted ceiling and skylight. At the property's front is a large reception with bay window and oodles of lounging and entertaining space. It sprawls generously across the width of the building. Further along the hall is bedroom one, a neat rear-facing double. Next to this, through a separate door, is access to that bright, dual aspect loft room. Next along the hall is the semi-tiled bathroom which has a modern white suite and shower over the bath. The kitchen/diner is a great size with ample counter and cabinet space and room for a family dining table. A doorway leads off to the balcony which will host your summer vino sessions. To the rear of the kitchen is the second bedroom, good as either a bedroom or a large office - you choose!

The locale is unrivalled for its proximity to amenities. Camberwell's shops, bars and restaurants are just a short ramble. Denmark Hill mainline station is just 5 minutes away on foot for regular services to Victoria, Blackfriars, Shoreditch, Clapham and beyond. The Windrush Line improves the connectivity no end. Alternatively, pick up one of the many buses into the City and the West End - the 185 and 176 go to Victoria and Oxford Circus while the 40 (on Denmark Hill) and the 35 from the bottom of the road go to the City. At the end of the road is The Sun of Camberwell, one of the best gourmet pubs in the area and lucky you, it's your local! (try The Castle, Camberwell Arms or Hermits Cave as well). Nearby is Ruskin Park for green space, beautiful daffodils in the spring and tennis courts.

Tenure: Leasehold

Lease Length: 162 years remaining

Council Tax Band: C

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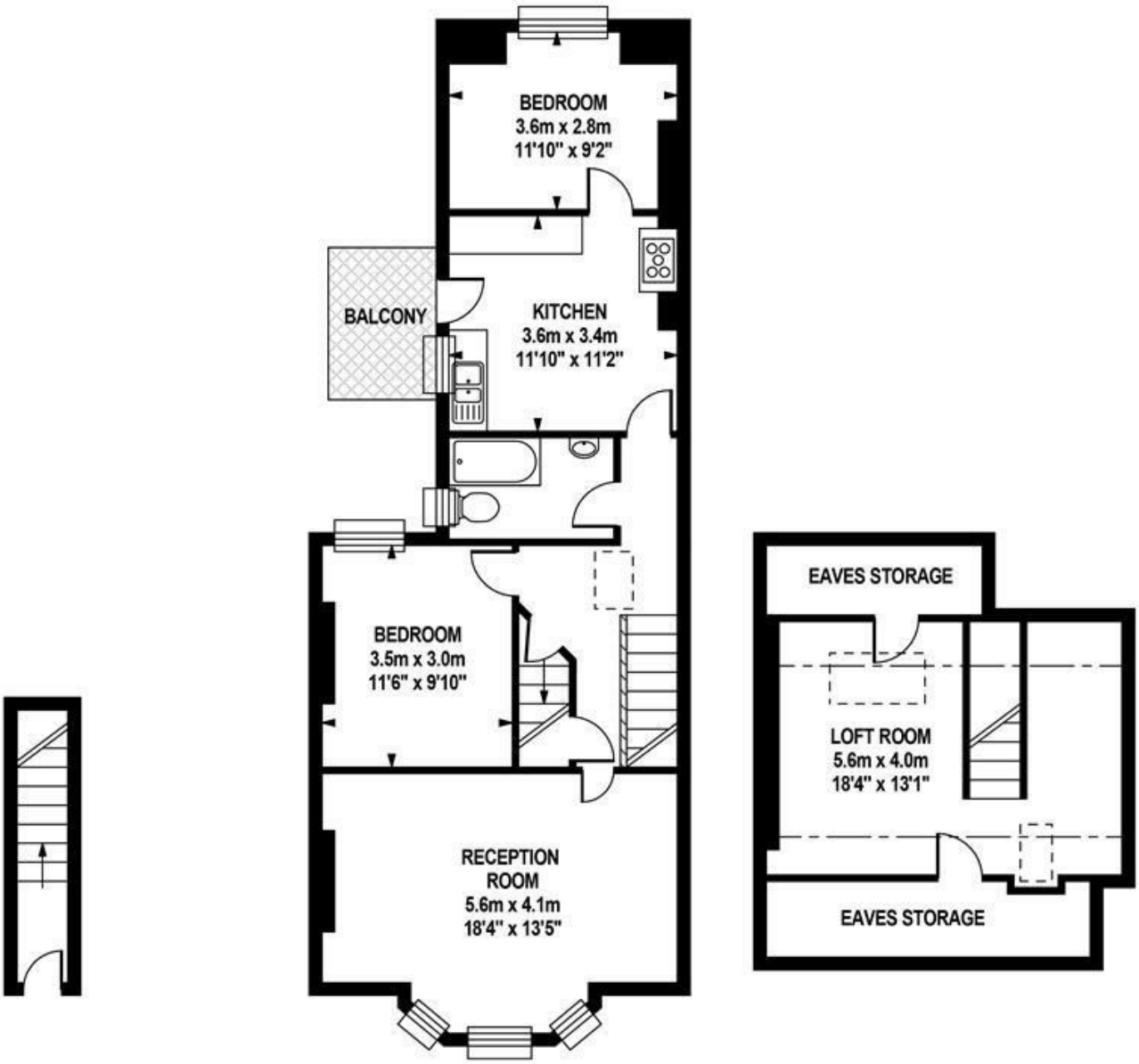

GROUND FLOOR
ENTRANCE
Approximate Internal Area :-
3.44 sq m / 37 sq ft

FIRST FLOOR
Approximate Internal Area :-
69.77 sq m / 751 sq ft

SECOND FLOOR
Approximate Internal Area :-
33.07 sq m / 356 sq ft

TOTAL APPROX.FLOOR AREA
Approximate Internal Area :- 106.28sq m / 1144 sq ft
Measurements for guidance only / not to scale

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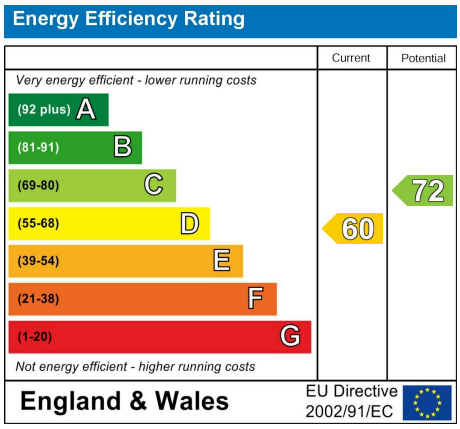
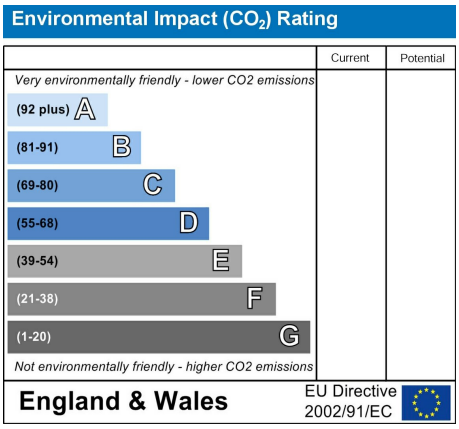
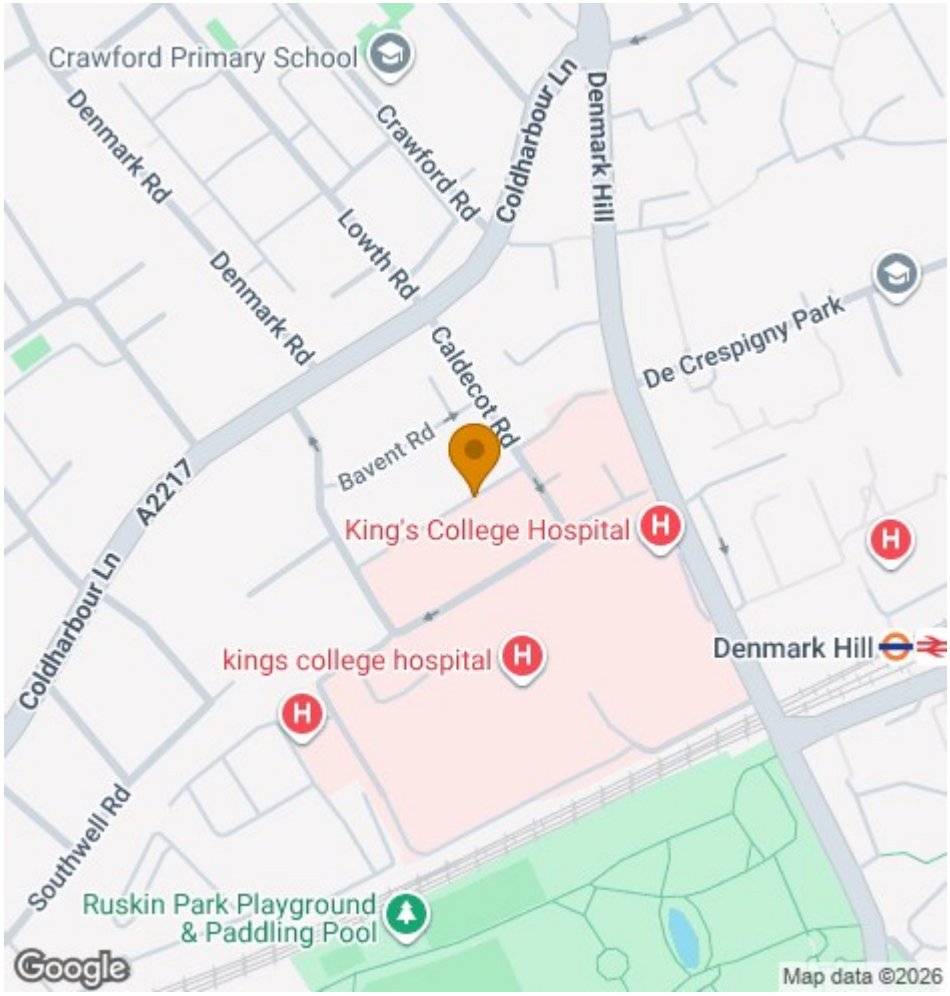




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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