

LINNELL ROAD, CAMBERWELL, SE5

FREEHOLD

GUIDE PRICE £1,250,000 - £1,300,000



SPEC

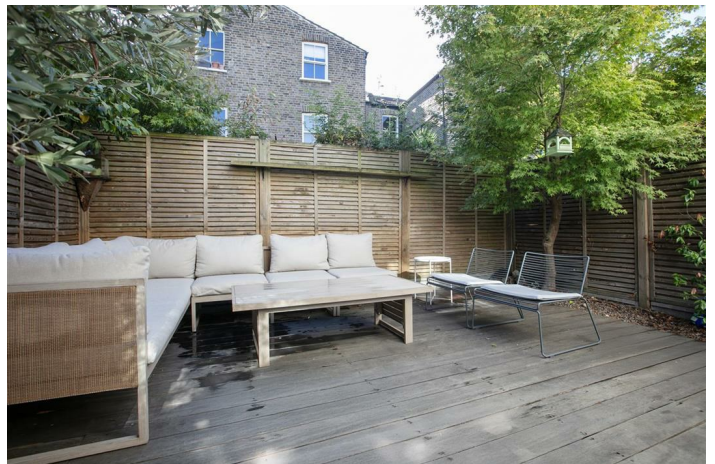
Bedrooms : 3
Receptions : 1
Bathrooms : 2

FEATURES

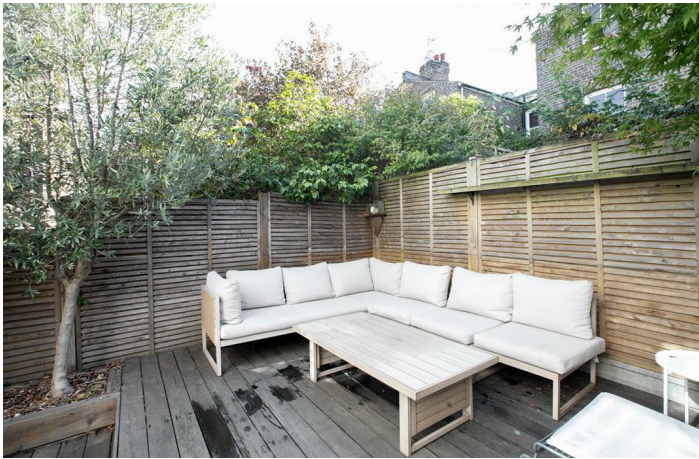
Wonderful Farrow and Ball Decor
Full-Width Kitchen Extension
Storage Cellar
South-Facing Garden
Underfloor Heating
Freehold



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Elegantly Refurbished Three Bedroom Period Home With Beautiful Finish.

Tasteful decor, original features and a beautiful modern kitchen extension - this fantastic three bedroom period beauty is a real treat! Spread over three floors, the accommodation extends to a large double reception with bespoke cabinetry and working fireplace, full-width kitchen/diner extension bathed in natural light, three lovely double bedrooms and two fancy bathrooms. Both the kitchen and main bathroom also enjoy underfloor heating! The current owners have expertly redecorated both inside and out to enjoy a beautiful palette of Farrow and Ball shades. Additional benefits include a handy storage cellar and a peaceful south-facing rear garden. The location is highly prized being within moments from Bellenden Village, Camberwell and Peckham. Even closer is the very lovely Lucas Gardens. Transport links abound with nearby Denmark Hill Station (a 12 minute walk) and any number of bus routes on nearby Peckham Road. It is also a 25 minute cycle into town.

The inner hall enjoys high ceilings, original timber floors and Farrow and Ball's 'Au-Lait'. Head left to find the wonderfully proportioned double reception where a handsome working fireplace graces the front section and original cornicing runs throughout. Louvered blinds on the upper and lower panes of the bay window afford privacy and shade. The rear of the space has beautiful bespoke bookshelves and a raised fitted day bed with tonnes of storage underneath.

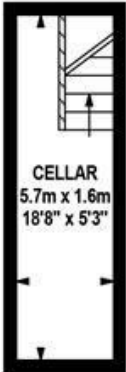
An open arch leads rear from here to the wonderful full-width kitchen/diner. A generous run of vaulted skylights along the left side supply maximum southerly light. Bench seating crowned in bespoke Liberty cushions offers the perfect spot for the dining table. A central Quartz-topped island offers abundant storage, brass Quooker tap and a large ceramic butler sink. There's a fabulous fitted pantry unit with exquisite joinery and an additional pull-out larder for all your spices. A fab six ring Range-master range continues the charm offensive nicely! Bi-fold glass pane doors open rear to a patio and garden which is bordered on three sides with a raised planter bed. The storage cellar is accessed to the rear of the hall. It stretches all the way up to the front door and will hide any amount of whatnot.

The first return hosts a most-impressive family bathroom with Grosvenor fixtures, wooden paneling, underfloor heating and a diagonally placed contemporary freestanding bath. A double walk-in shower sits on the rear wall, enjoying a large brass drencher fitting and slick green tilings. Next to this is a guest wc presented in 'Sulking-room pink'. Upward again you find a nicely proportioned master bedroom taking the front spot. Farrow and Ball's 'Jitney' on the woodwork and 'Skimming Stone' on the walls creates a fresh, tasteful finish. Twin bespoke wardrobes sit either side of a period feature fireplace. Bedroom two faces rear on this floor with newly fitted low-level storage units and shading by Lick paints. The second return completes your tour with the third and bedroom - a calming rear-facing space currently laid out as a study. It sits next door to a neat semi-tiled bathroom. There is yet more storage available in the sizeable loft.

There's a handy local shop within seconds of your front door (great for milk and the like). South London Art Gallery and Camberwell College of Arts are minutes away for a spot of cultural activity. For those with small children, The Villa Nursery and Lyndhurst Grove Primary are very close. Going to work? Reach Peckham Rye or Denmark Hill stations in about 12 minutes for frequent, fast services to central London and beyond. The Windrush Line further increases your connectivity to the tube network. You can get to Clapham High Street in a mere 5 minutes. Shoreditch and Islington are easy and Canary Wharf (via Canada Water) will take around 15 minutes. 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. Bountiful Bellenden Road is an easy stroll for yet more social attractions.

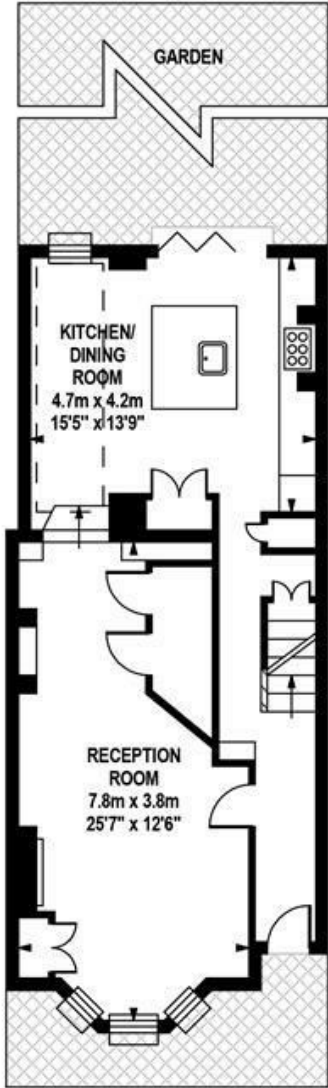
Tenure: Freehold

Council Tax Band: E



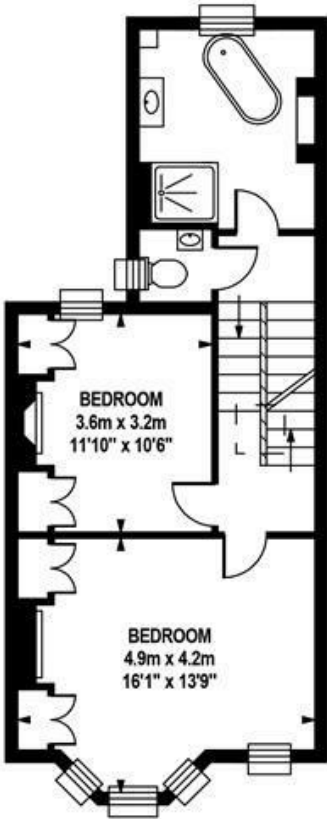
**LOWER
GROUND FLOOR**

Approximate Internal Area :-
9.10 sq m / 98 sq ft



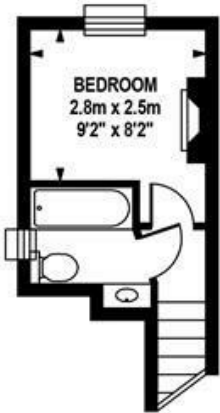
GROUND FLOOR

Approximate Internal Area :-
57.88 sq m / 623 sq ft



FIRST FLOOR

Approximate Internal Area :-
50.07 sq m / 539 sq ft



SECOND FLOOR

Approximate Internal Area :-
13.94 sq m / 150 sq ft

TOTAL APPROX.FLOOR AREA

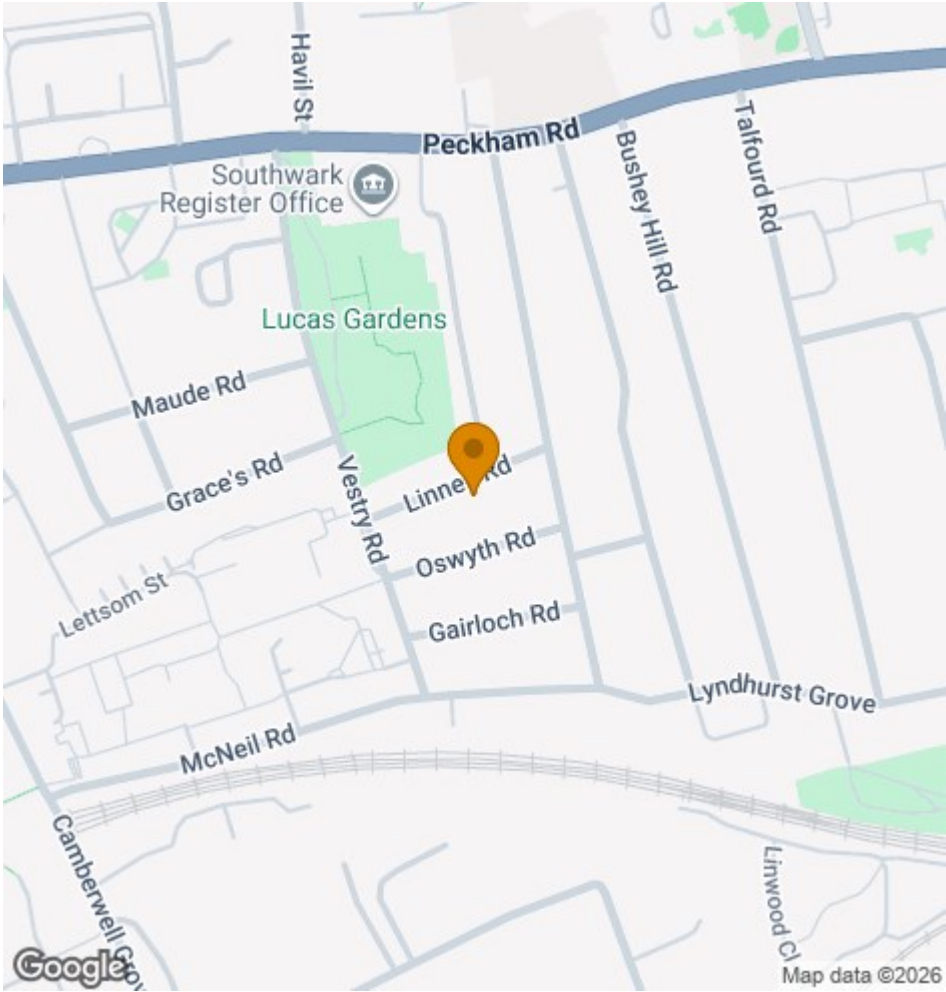
Approximate Internal Area :- 130.99 sq m / 1410 sq ft
Measurements for guidance only / not to scale

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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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.



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