

LUXOR STREET, CAMBERWELL, SE5

FREEHOLD

£900,000

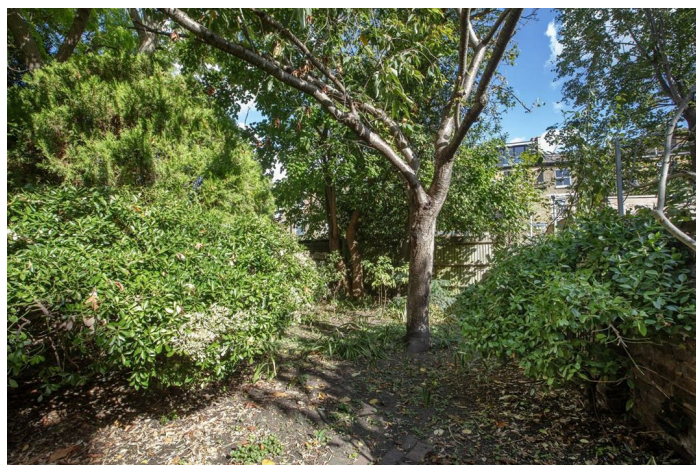


SPEC

Bedrooms : 3
Receptions : 2
Bathrooms : 1

FEATURES

Exciting Scope to Update and Enhance
Four Spacious Floors
Mature Rear Garden
Convenient Residential Location
Freehold



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Spacious Three Bedroom Victorian Home over Four Floors - CHAIN FREE.

Whilst in need of a refresh, this fantastic four-storey period home offers superbly proportioned rooms and tonnes of living and entertaining space. Currently arranged as a three bedroom property, the accommodation comprises a huge open plan kitchen/diner, double reception, three proper double bedrooms, large bathroom, wc and utility space. There's a fab mature rear garden accessible from the upper and lower ground floors and you're within an easy stroll of so many amenities! Transport-wise you're spoiled for choice with Loughborough Junction Station just a three minute stroll. From here you can be in Elephant & Castle in less than five minutes. Blackfriars, Farringdon, City Thameslink, Kings Cross and Luton services are also frequent and quick. Brixton is around a 20-minute walk away, or easily reached by bus, with the Victoria line, National Rail services and a huge choice of bars, restaurants and entertainment all within easy reach. Camberwell's independent pubs and eateries are also nearby, while the lovely Myatt's Field is just around the corner.

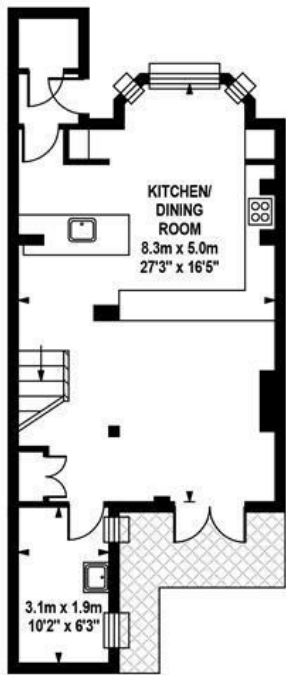
A raised ground floor entrance leads to an inner porch and on to a large dual aspect double reception. This has a wide bay to the front and French doors leading rear to a raised terrace. Completing the entrance floor is a handy guest wc with fitted storage. The lower ground floor hosts ample dining and cooking space and also benefits from a direct front access point. To the rear of the floor is a utility room and access to a lower patio area. Moving upward you find a large master bedroom fronting the street through two large windows. A family bathroom sits next door with white suite and bath. A pretty seating area befits the return with a real aspect window affording light to the stairwell. The second floor hosts two more large double bedrooms.

Camberwell promises any number of cracking pubs and delicious restaurants. The Camberwell Arms has won awards for its food, whilst the Tiger, Sun and Stormbird are always lively options. Even closer is the Sun Of Camberwell! The house is also situated within an easy walk of the Cambria pub which is a much-loved local boozer. Bustling Brixton is a 20 minute stroll or a quick bus for a host of more eateries and entertainment. The 'Ritzy' cinema is a fab spot to catch art house and mainstream movies. There's a huge selection of bars and restaurants - the Brixton Village covered market offers everything from Vietnamese to Columbian. The very charming Myatt's Field is only a few minutes walk away and has a children's play area, coffee shop and wonderful period bandstand.

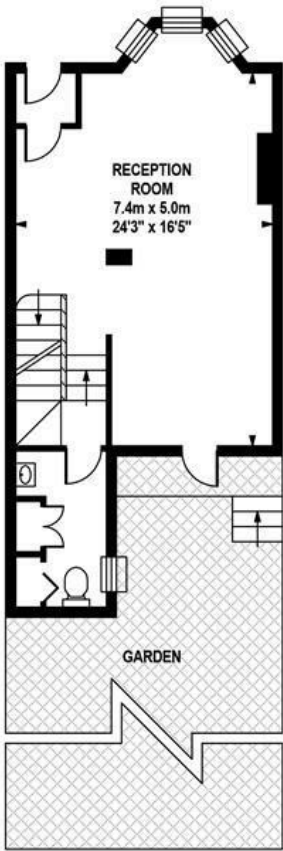
Tenure: Freehold

Council Tax Band: C

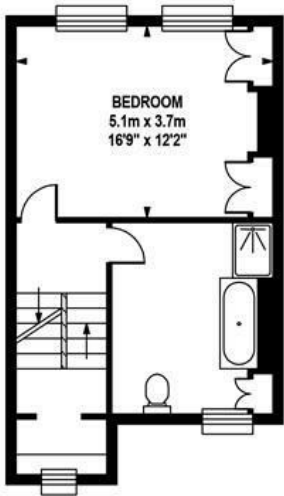
LUXOR STREET SE5
FREEHOLD



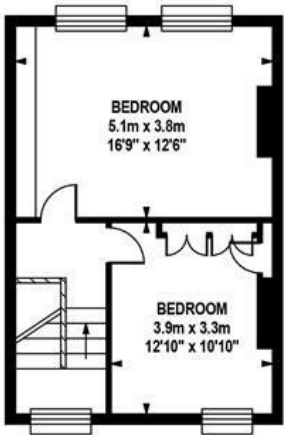
LOWER GROUND FLOOR
Approximate Internal Area :-
48.12 sq m / 518 sq ft



UPPER GROUND FLOOR
Approximate Internal Area :-
45.06 sq m / 485 sq ft



FIRST FLOOR
Approximate Internal Area :-
41.43 sq m / 446 sq ft



SECOND FLOOR
Approximate Internal Area :-
39.30 sq m / 423 sq ft

TOTAL APPROX.FLOOR AREA
Approximate Internal Area :- 173.91 sq m / 1872 sq ft
Measurements for guidance only / not to scale

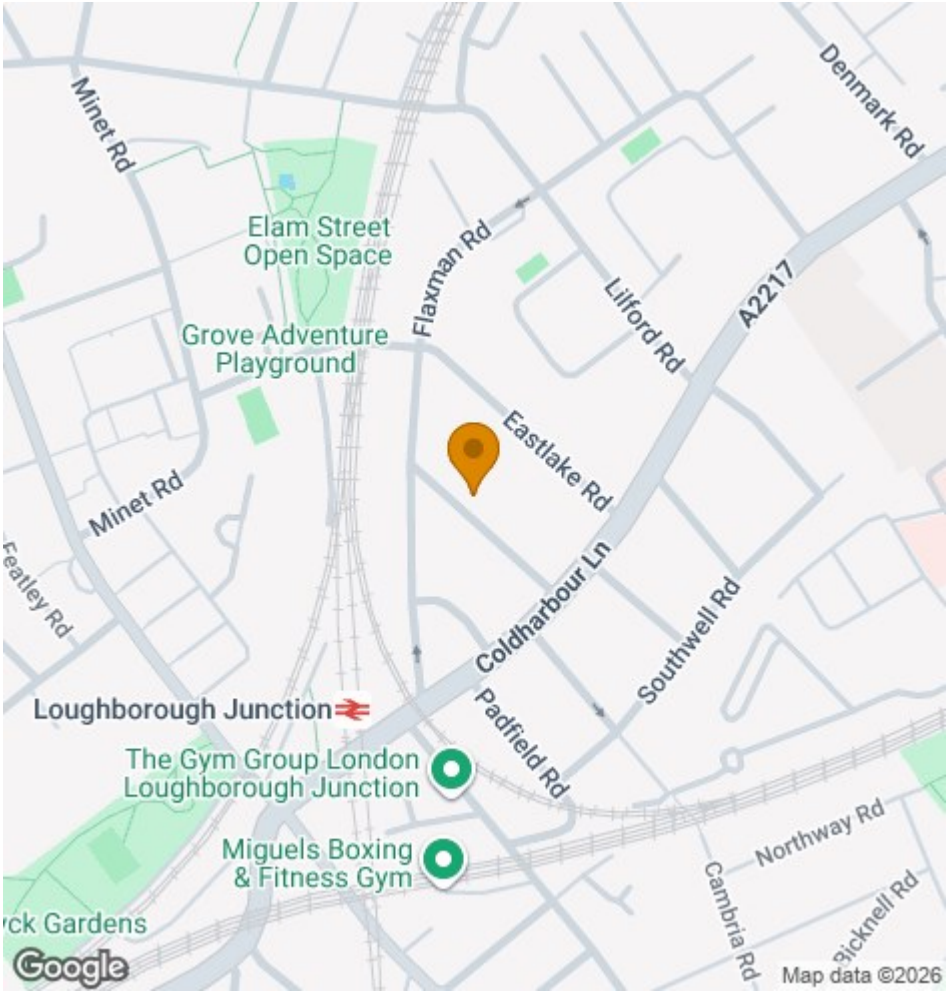


LUXOR STREET SE5
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	84
(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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