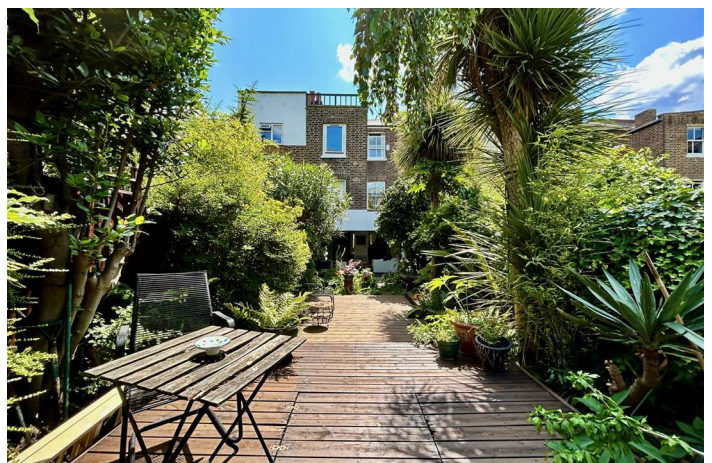


GRACES ROAD, CAMBERWELL, SE5

FREEHOLD

GUIDE PRICE £1,250,000 - £1,300,000



## SPEC

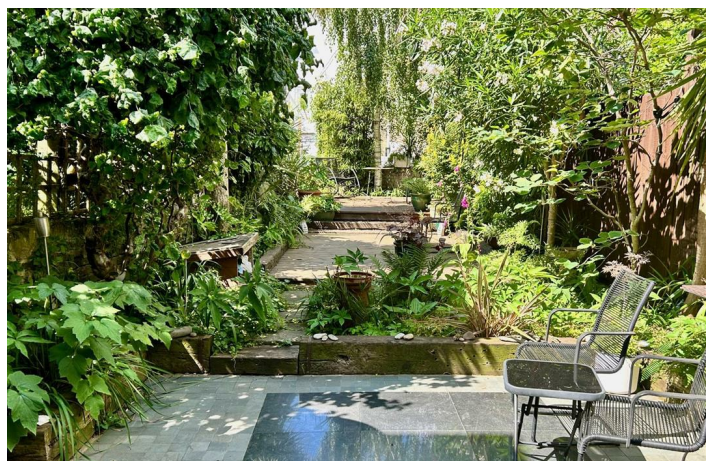
Bedrooms : 4  
Receptions : 3  
Bathrooms : 1

## FEATURES

Beautifully Landscaped 45 ft Garden  
Exquisite Styling Throughout  
Impressive Bathroom and Kitchen  
Period Feature Fireplaces  
Freehold



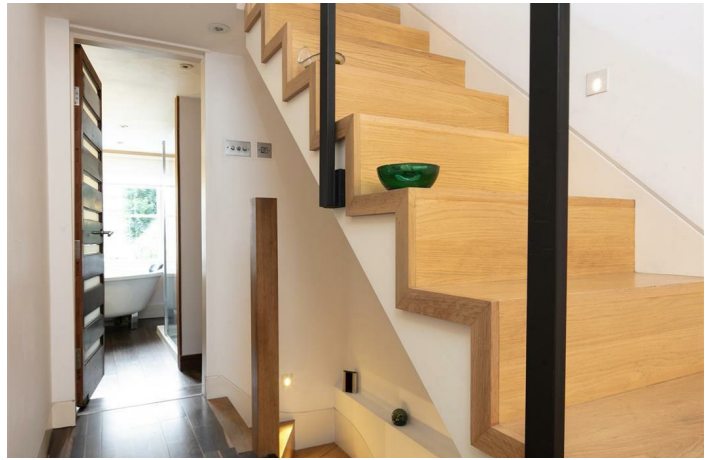
GRACES ROAD SE5  
FREEHOLD



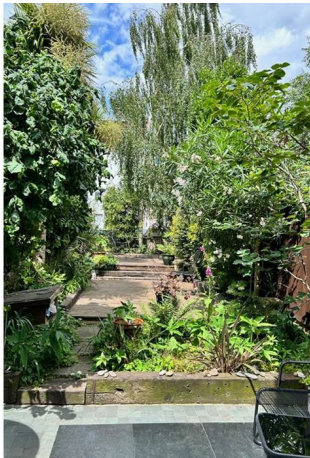
GRACES ROAD SE5  
FREEHOLD



GRACES ROAD SE5  
FREEHOLD



GRACES ROAD SE5  
FREEHOLD



Three/Four Bedroom Period Home With Gorgeous Decor and Generous Garden.

GUIDE PRICE: £1,250,000 TO £1,300,000.

This magnificently presented three/four bedroom Victorian home has been gifted a picture-perfect finish throughout. Spread over three tasteful floors, the accommodation generously supplies a lavish kitchen/diner/lounge, separate double reception (which can easily make a large fourth bedroom), three additional lovely double bedrooms, sublime bathroom (with double shower) and a handy guest wc. There's a fantastic separate walk-in larder for your jams and vino and the rear garden has been expertly stocked with an array of fancy flora and ever-greens. Transport is easy as pie with Denmark Hill a mere 7 minute ramble. From here you can enjoy swift regular services to Victoria, Elephant and Castle, Blackfriars, Shoreditch and Clapham. Canada Water offers fantastic Jubilee Line connections too! The popular Villa pre-prep and nursery is down the road and the Dulwich Foundation schools are a 12-minute drive away. Shops, restaurants and green spaces in East Dulwich, Camberwell and Peckham are all nearby too.

A fine entrance hall greets you with high ceilings, tonal Darkwood thin-slat wooden flooring and an eye-catching brushed chrome oblong radiator. The double reception is accessed through two solid contemporary wooden doors on your left. It's a spacious, bright, carpeted affair with two lovely fireplaces, front aspect bay and a large double glazed sash window that peers rear. This would make a substantial fourth bedroom. Further along the hall you pass a stunning contemporary staircase with solid wooden treads and risers, vertical metal balustrades and a 1960's inspired handrail. Track lighting add to the tasteful, moody vibes. The bathroom sits to the rear of the entrance hall and is simply splendid. Boasting a super-deep free standing bath (placed under the sash window for calming garden views) and a double walk-in shower (big enough for 3), the space enjoys a heated towel rail, over-sized wash hand basin and some yummy glass bricks for illuminating your loo reading.

The lower ground floor has been expertly augmented to full-width and from tip to toe to include lavish contemporary cooking, dining and lounging spaces. Underfloor heating makes for a temperate experience all year round. A further front access point (and separate walk-in larder) precedes the kitchen which has a huge breakfast bar and tonnes of food prep space. Appliances include a five ring gas range and funky glass-door fridge. There's plumbing and space for a washing machine and full-sized dishwasher too. An adjoining guest wc seamlessly tucks on the far wall.

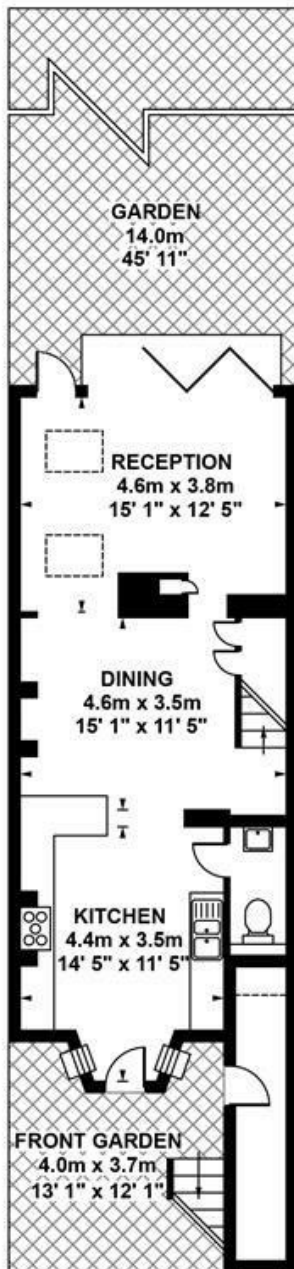
The dining area sits by the base of the contemporary staircase (a visual masterpiece) and leads through two arches to the full-width lounge. Two huge skylights and fab tri-fold glass doors ensure optimum light and views down your generous well-stocked garden. Split-level and noticeably lush the space offers three separate patios and a host of mature greenery including birch, flowering witch-hazel, curly hazel, bay tree and a fabulous Oleander that supplies four months of posies come summer! The space sparkles with light in the milder months with sun from midday to evening.

Heading upward to your second floor you find a front-facing carpeted master double bedroom. A pretty original feature fireplace and tonnes of space for slumber and storage. The second double has another lovely feature fireplace and the same quality carpeting. A peaceful rear view. Bedroom three, a pleasant bright dual aspect room with garden views will comfortably house a large double bed.

Graces Road is a real community, with friendly, generous neighbours and occasional street parties. You're just a few metres from Lucas Gardens, a secluded park with kids' playground, dog park, mature trees and ornamental gardens, and the small parade of shops around the corner on Vestry Road. There's a well-stocked grocery, a pharmacy and a fantastic Kurdish café to add to the communal atmosphere. And with Warwick Gardens, Ruskin Park, Burgess Park and Peckham Rye all within a short walk, there's plenty more green space nearby. Both Peckham Rye and Denmark Hill stations (zone 2) are inside a 10 minute walk for services to London Bridge and Victoria and a whole variety of buses run into town along Peckham Road, just five minutes away. The London Overground will whisk you from Clapham Junction, through Queens Road and up to Shoreditch, Hoxton and Islington. Camberwell and its many bars and restaurants are but a short ramble - we love the Hermit's Cave, The Camberwell Arms and the Sun of Camberwell. Bellenden Village supplies the fantastic 'Victoria Inn' and 'Ganapati'.

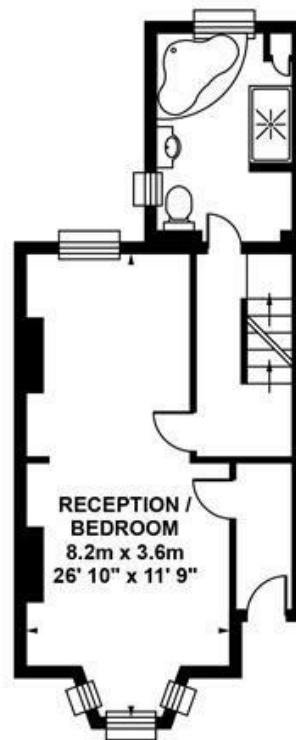
Tenure: Freehold

Council Tax Band: E



**LOWER  
GROUND FLOOR**

Approximate. internal area :  
57.59 sqm / 620 sq ft



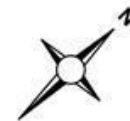
**GROUND FLOOR**

Approximate. internal area :  
43.84 sqm / 471 sq ft



**FIRST FLOOR**

Approximate. internal area :  
43.67 sqm / 470 sq ft



**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 145.10 sqm / 1561 sq ft

Measurements for guidance only / Not to scale

GRACES ROAD SE5  
FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			77
(39-54) E		53	
(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			
(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.

