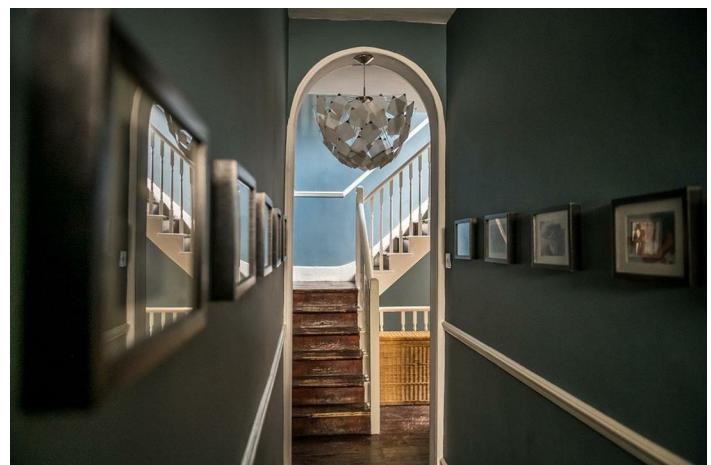
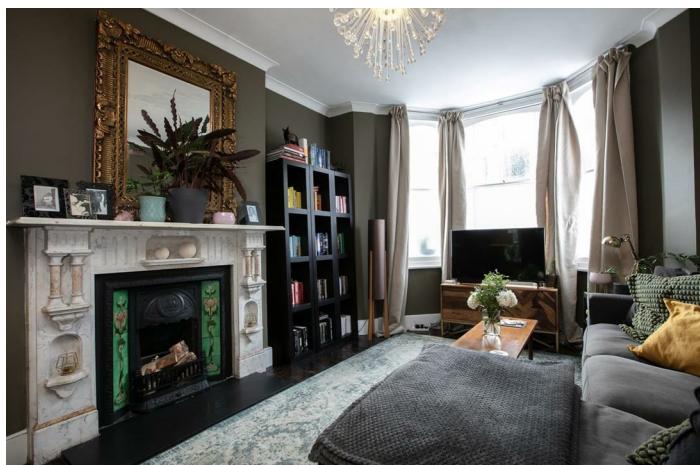


BROMAR ROAD, CAMBERWELL, SE5

FREEHOLD

GUIDE PRICE £1,200,000 - £1,250,000



SPEC

Bedrooms : 5
Receptions : 1
Bathrooms : 1

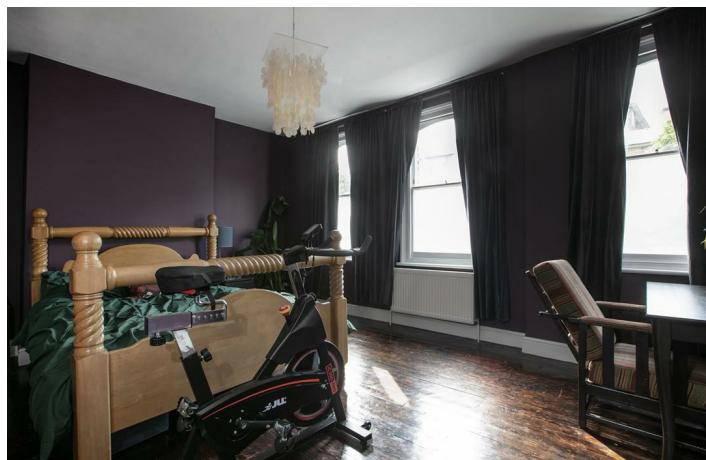
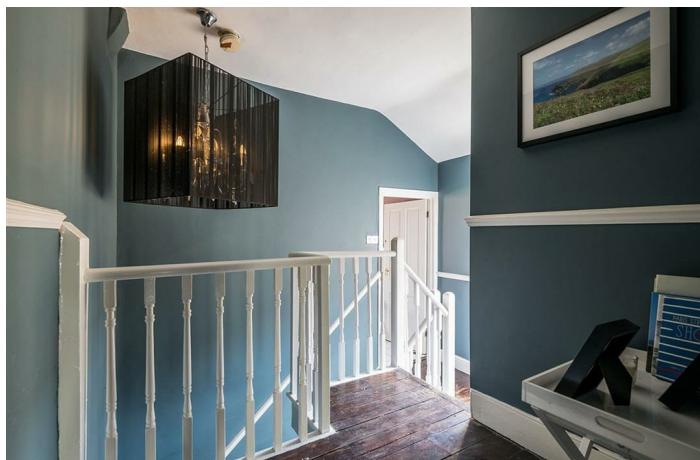
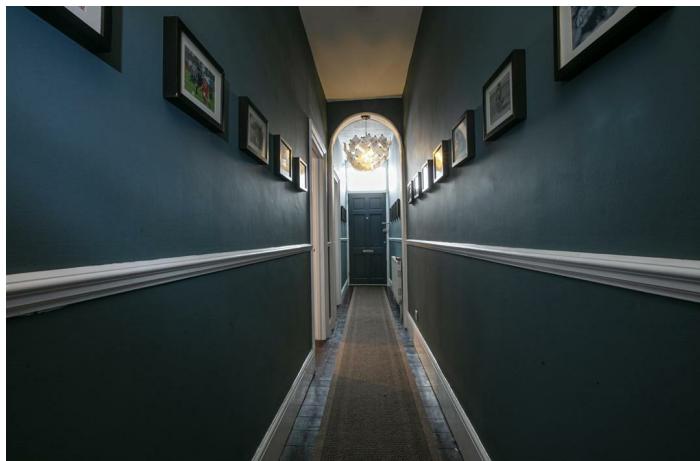
FEATURES

Spread Over Four Floors
Over 2000sq ft
Top Floor City Views
Pretty Rear Garden
Perfect Location
Feature Fireplaces
Freehold



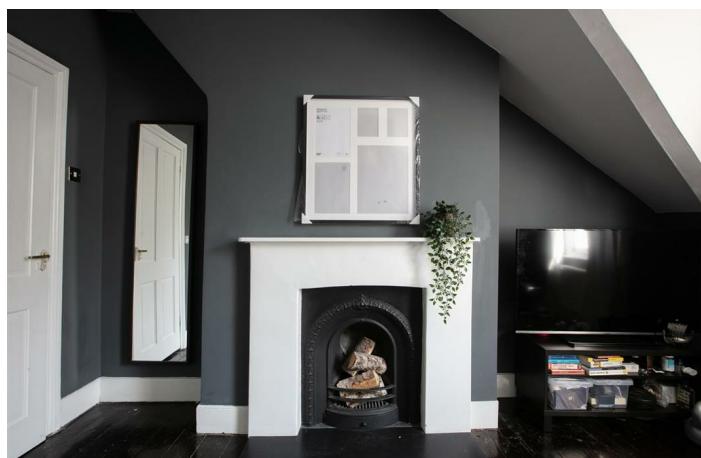
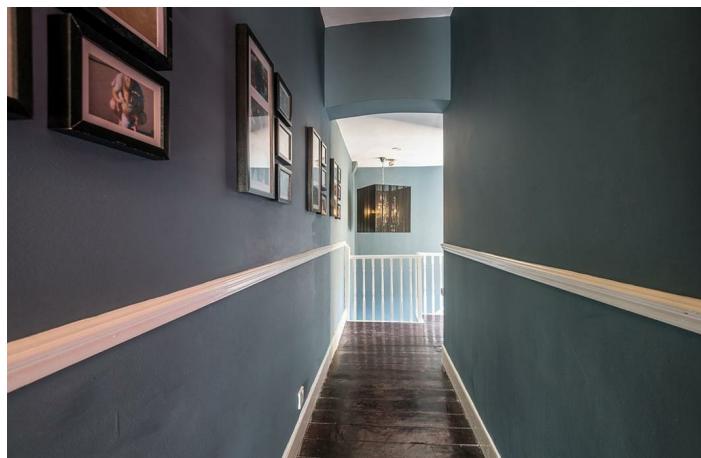
BROMAR ROAD SE5

FREEHOLD

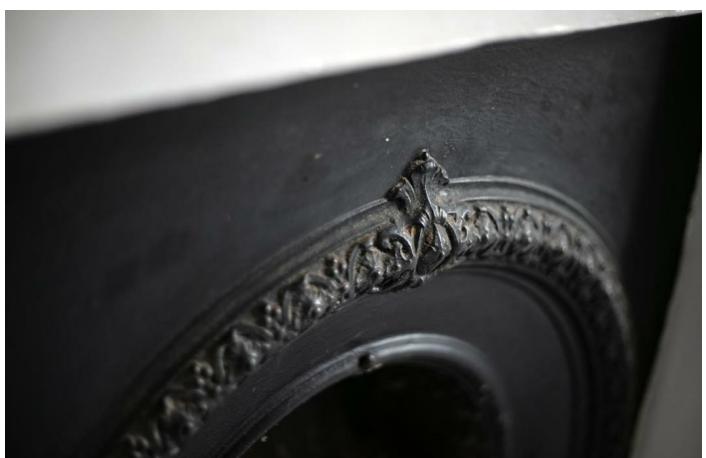
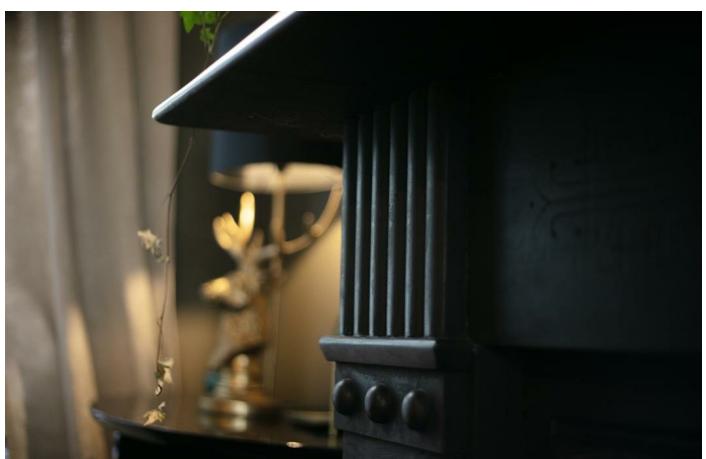


BROMAR ROAD SE5

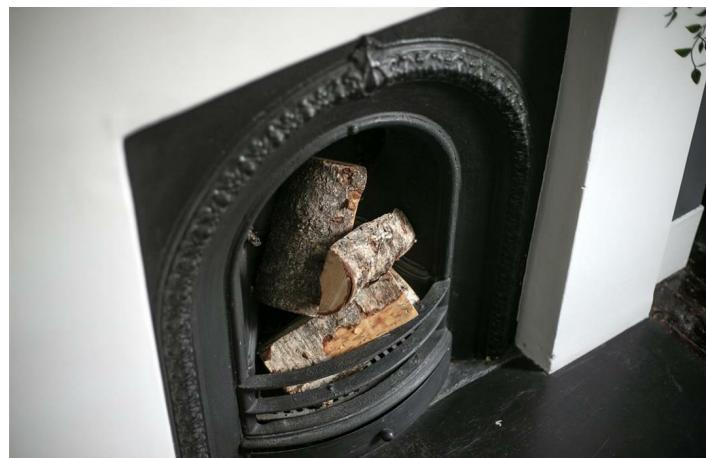
FREEHOLD



BROMAR ROAD SE5
FREEHOLD



BROMAR ROAD SE5
FREEHOLD



GUIDE PRICE £1,200,000 - £1,250,000

Fabulous Period Five Bedder Over Four Beautiful Floors.

Open day Saturday 31st January - please contact 020 7952 0595 to book.

Period features, sympathetic styling, city views and a handsome, sunny rear garden - this fantastic five bedroom Bromar beauty will 'have you at hello'. Spread over four lovingly presented floors, each as charming as the last, the property boasts fabulous fireplaces, dado rails, cornicing and some exquisite Farrow and Ball tones. The accommodation comprises a huge double reception, contemporary kitchen, five double bedrooms, bathroom and two wc's. The area boasts as much to love. Whilst mature and leafy it leaves you within a stroll of East Dulwich, Lordship Lane, Bellenden Village, Peckham and Camberwell. You'll also get a key for the very lovely Lettsom Gardens which offers abundant leafy R&R opportunities. Denmark Hill Station is an easy 10 minute walk (zone 2) with fast and frequent links to Victoria, London Bridge and Blackfriars (approx. 8 minutes).

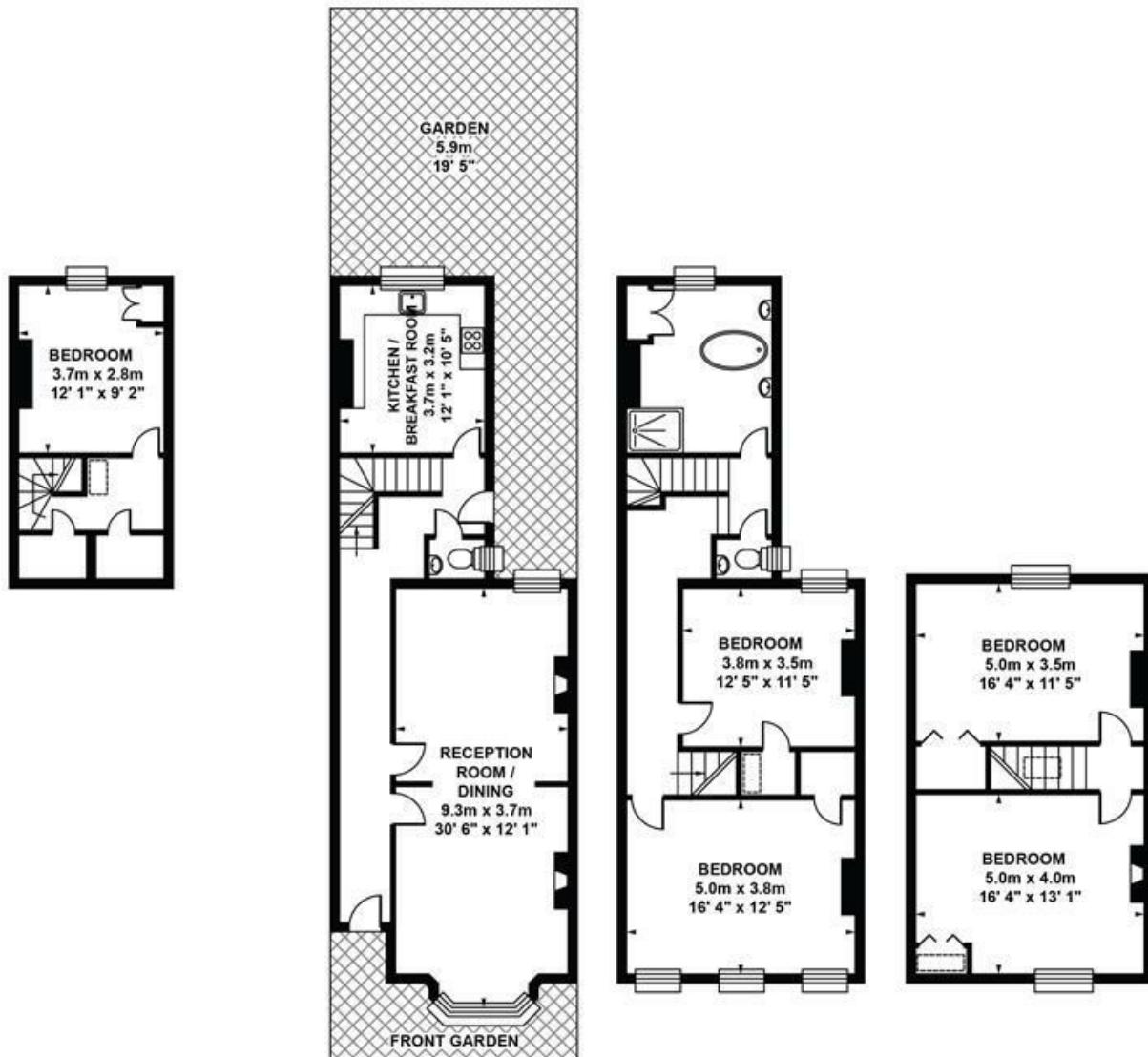
The exterior sets the perfect first impression with handsome paintwork, walled garden, gate and pretty tiled path. A long and lovely entrance hall invites you inward with ceiling arch, dado rails and dusky blue walls. Beautifully stained original floorboards continue through to the decidedly generous double reception which has a bay window to the front and a further sash window peering toward the garden. Two sublime fireplaces, each with ornate detail and elegant tiling grace the space. There's ample room for lounging and formal dining and wonderful high ceilings. Toward the rear of the L-shaped hall, past a handy wc and garden access, lies the contemporary kitchen where modern cabinets and counters compliment the dishy tiled floor. There's a four ring hob, double oven, dishwasher, breakfast bar and space for an American-style fridge/freezer. The garden enjoys abundant leafiness and space for sun-baking, barbequing and vino sipping. Moving to the lower ground floor, you find the first of your double bedrooms. Currently laid out as a working office, the space enjoys views over the garden and plenty of storage. There is further storage on the lower landing.

The family bathroom sits pretty on the first return. Enjoying both freestanding bath and walk-in shower, the space has more astute styling, storage, twin wash hand basins and a feature fireplace. The wall shades are vibrant and rich. Two marvellous double bedrooms, both with recessed storage, take the lion's share of the first floor. The front room steals the full width of the building and has a triptych of front-facing windows. The rear bedroom has a splash of rich pink and there's another wc off the landing. Upward again to the second floor you find two more overtly generous double bedrooms. Both have gently sloping eaves and lofty aspects. You'll also enjoy those fab city views stretching as far as Canary Wharf!

In addition to Denmark Hill, East Dulwich station is equidistant and enjoys services to London Bridge (approx. ten minutes). Belham, Lyndhurst and Dog Kennel Hill primaries are all within a few minutes walk. You're also within easy reach of St John's & St Clements school and Little Jungle Nursery (Ofsted Outstanding - considered one of London's finest). Bellenden Village supplies two cracking boozers - Victoria Inn and The Prince Albert. The Montpelier is just around the corner on Choumert Road as is Le Petitou for coffee and cake. The Begging Bowl has some top notch nosh too. Sainsbury's superstore is two minutes away on Dog Kennel Hill and Lordship Lane, East Dulwich's wonderful high street of shops, restaurants and bars, is just a ten minute walk and will take care of everything else. Residents of Bromar Road can also obtain a key to the leafy private Lettsom Gardens at the end of the road.

Tenure: Freehold

Council Tax Band: E



LOWER GROUND FLOOR

Approximate. internal area :
17.70 sqm / 190 sq ft

GROUND FLOOR

Approximate. internal area :
61.90 sqm / 667 sq ft

FIRST FLOOR

Approximate. internal area :
64.10 sqm / 690 sq ft

SECOND FLOOR

Approximate. internal area :
43.30 sqm / 466 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 187.00 sqm / 2013 sq ft
Measurements for guidance only / Not to scale



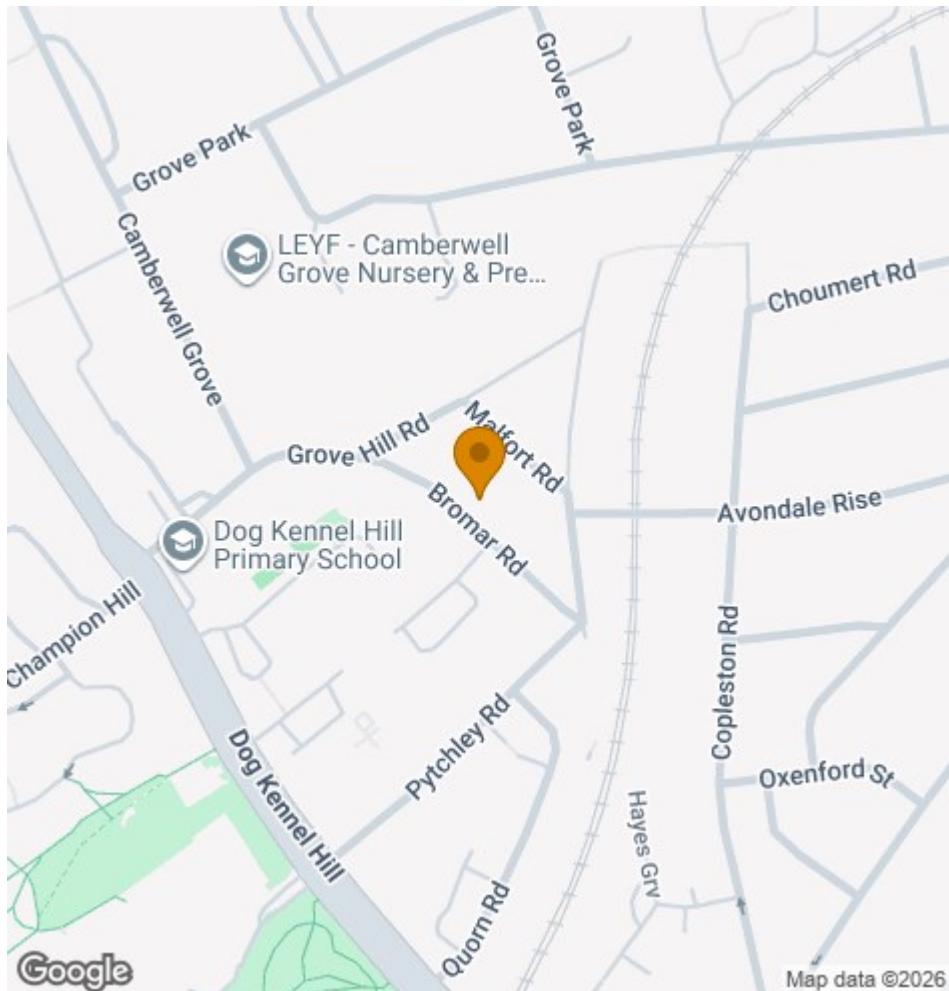
BROMAR ROAD SE5

FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	54	71
(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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