

BENHILL ROAD, CAMBERWELL, SE5

FREEHOLD

GUIDE PRICE £1,150,000 TO £1,200,000



SPEC

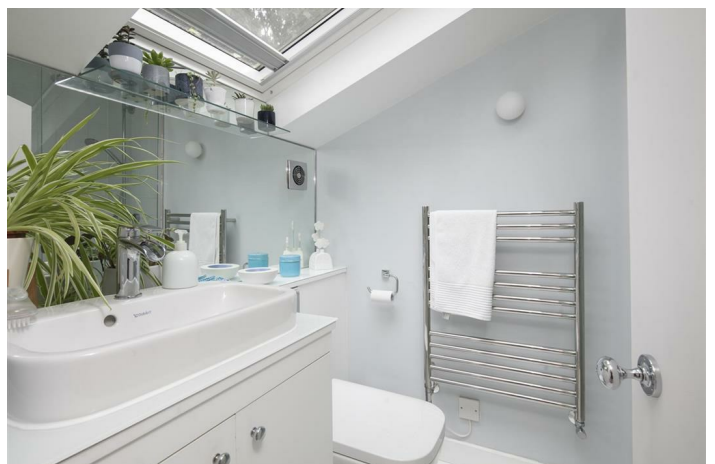
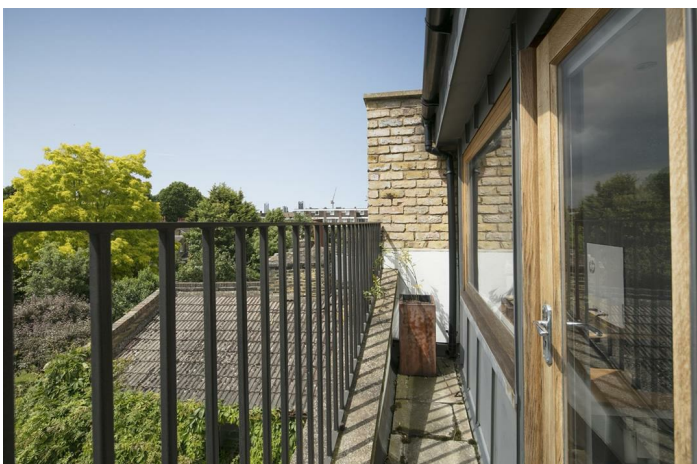
Bedrooms : 3
Receptions : 2
Bathrooms : 2

FEATURES

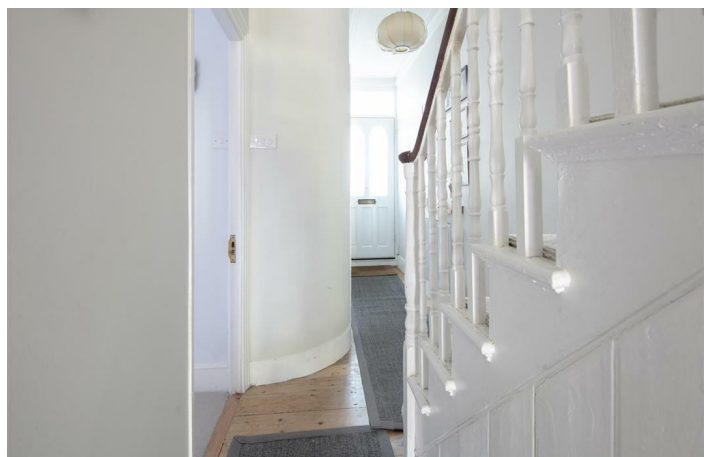
Wonderful Loft Extension With Terrace
Full-Width Kitchen Extension
Abundant Bespoke Storage
Wood Burner
Freehold



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Superbly Extended Three Bedroom Victorian Home with Terrific Garden and Terrace.

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A truly wonderful Victorian three bedder complete with kitchen and loft extensions, top floor terrace, three double bedrooms and a super generous contemporary bathroom. The décor throughout is perfectly chosen for the era and there is abundant bespoke storage too. A healthy sprinkling of original features will also delight. You're just moments from the very lovely Brunswick Park - tennis anyone? Transport is taken care of with Denmark Hill station - an easy 15 minute walk up Camberwell Grove.

A lovely blue wooden door with oblong arched stained glass panes opens to your welcoming hallway where original corbels, simple coving and wooden flooring encourage you forth. The wall between your two reception doorways curves gently. The reception itself is double-length and enjoys both 'arts and crafts' fireplace and a cast iron log burner. Both are flanked by low level storage units and shelving. Picture rails separate neutral shades and there is some lovely original corning and decorative ceiling roses.

A door to the rear opens to a handy utility room with sink, space for the washing machine and deep storage. This leads onward through a recessed door to the kitchen which boasts cabinets and counters on three sides. You'll enjoy ubiquitous storage and food prep space including a magnificent tall bespoke pantry. It'll house every conceivable spice! Appliances include a four ring gas hob, oven, one and a half bowl sink and drainer, integrated fridge freezer and luxury integrated split-load dishwasher. The formal/family dining space precedes your garden entrance. This is paved and pretty with Wisteria-clad pergola, lush beds and a charming wooden shed. The kitchen diner wraps back around to the hall to meet more deep storage opposite a WC and cellar access.

Upward bound, via an original staircase, you find a large family bathroom on the rear return. There's delightful tongue and groove panelling over the super deep contemporary bath, separate walk-in shower, wash hand basin, wall hung loo and plenty of space for lotions and potions.

A full-width bedroom one fronts the leafy streetscape with more complimentary neutral tones above and below dado level. A wall of handsome bespoke wardrobes continues the charm offensive. Bedroom two, another carpeted double, has more bespoke storage and a peaceful rear aspect. Bedroom three, a large double, takes the second floor by storm with an adjoining ensuite shower room, abundant eaves storage and access to a most impressive terrace. It's the perfect spot for some evening vino and a natter.

Here you have easy access to the City and West End from a multitude of buses travelling along Peckham Road. Oval tube (Northern Line zone 2) is a 25-30 minute walk or less than 10 minutes on one of the many buses that travel down the Camberwell New Road. Alternatively take a 15 minute stroll up to Denmark Hill station where you can pick up fast, direct and frequent services to Victoria, London Bridge and Blackfriars. The London Overground whizzes you to Clapham Junction, Clapham High Street, Shoreditch and beyond. The local area is a hub of activity with some excellent specialist shops, Camberwell Baths, St Giles Church and many great restaurants and bars within easy walking distance. We love the Camberwell Arms for a cracking roast; The Crooked Well for some posh vino and The Hermit's Cave for a pint of the black stuff. Theo's pizza is wildly popular as is the very yummy FM Mangal - watch those waistbands! Brunswick Park is a minute away for a relaxing Sunday stroll on your way to get breakfast.

Tenure: Freehold

Council Tax Band: D

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BASEMENT

Approximate Gross Internal Area :-
4.68 sq m / 50 sq ft

GROUND FLOOR

Approximate Internal Area :-
59.30 sq m / 638 sq ft

FIRST FLOOR

Approximate Internal Area :-
41.34 sq m / 445 sq ft

SECOND FLOOR

Approximate Internal Area :-
24.84 sq m / 267 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 130.16 sq m / 1400 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			
		73	83
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.

