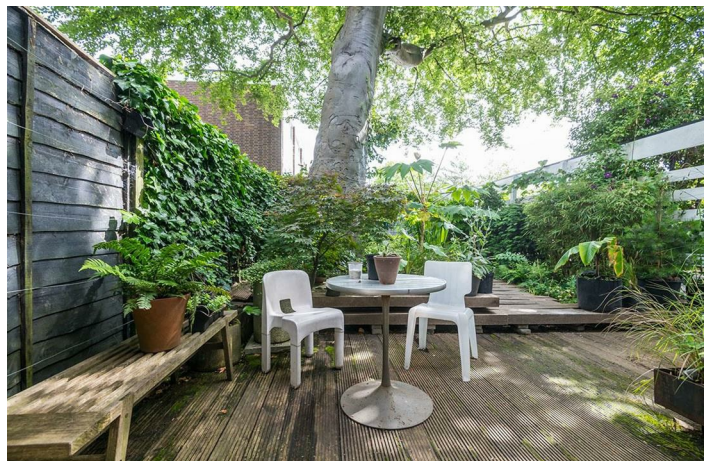


THE HAMLET, CHAMPION HILL, SE5

FREEHOLD

£1,175,000

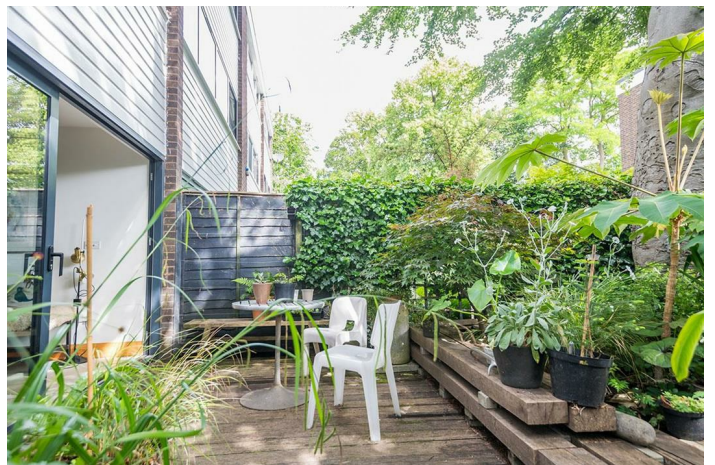
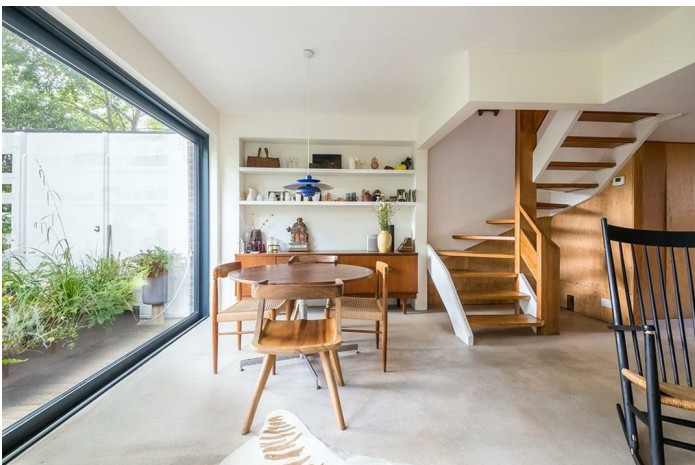


## SPEC

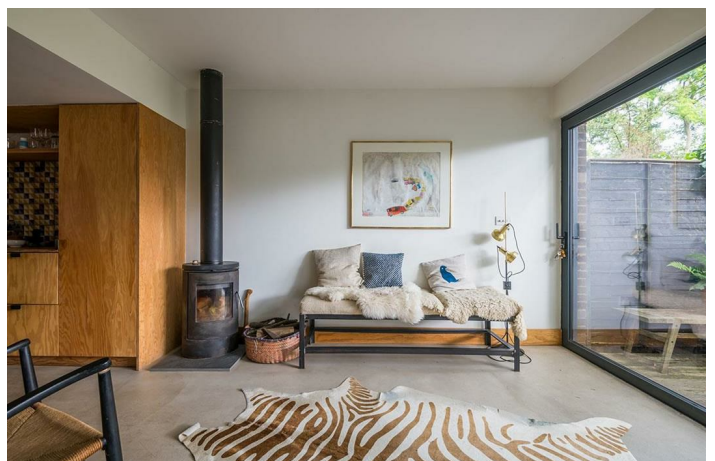
Bedrooms : 4  
Receptions : 1  
Bathrooms : 1

## FEATURES

End of Terrace  
Generous Garden with Direct Access  
Original Features  
Prized Mature Location  
Freehold



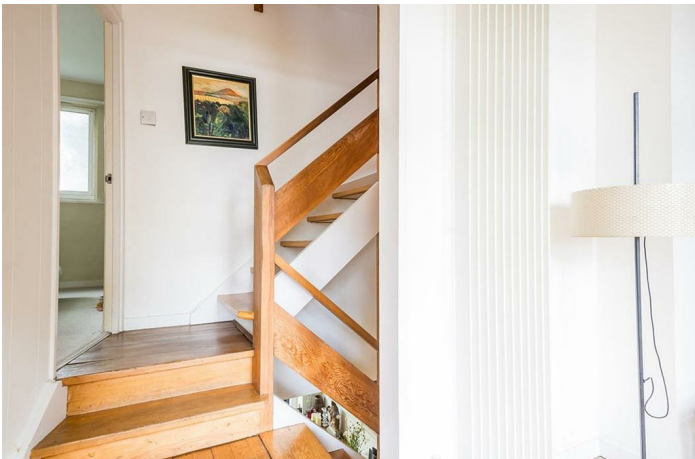
THE HAMLET SE5  
FREEHOLD



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FREEHOLD



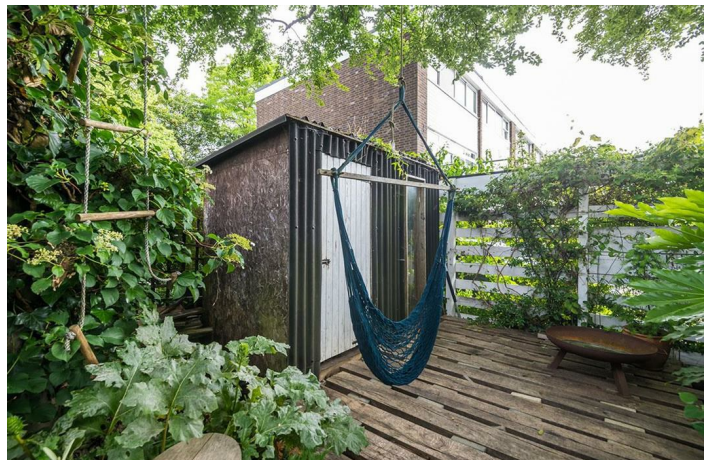
THE HAMLET SE5  
FREEHOLD



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FREEHOLD



THE HAMLET SE5  
FREEHOLD



Stylish 1960's Four Bedroom Classic With Generous Garden in Mature Leafy Setting - CHAIN FREE.

This impressive home, spread over three magnificent floors remains sensitive to its 1960s heritage. Enjoying abundant Douglas Fir fixtures and fittings, including a most wonderful original staircase, the property has married perfectly traditional and contemporary design. The ground floor has been expertly designed by award winning architect Marcus Lee. Accommodation comprises a splendid kitchen/diner that spans the full foot print of the house, a further upper reception with access to a sunny southwesterly balcony, four lovely bright bedrooms, bathroom and wc. There's tonnes of bespoke storage and the rear garden (with direct side access) boasts abundant leafiness. The communal grounds are pleasant and inviting. Guest parking is offered and a central green space with seating and mature flora invites a convivial vibe. The Hamlet is a landmark 1960's development which boasts a peaceful, leafy yet super convenient location. The houses are positioned around a private, communal central garden tucked away off Champion Hill within an impressively short distance to Denmark Hill station.

Approaching the property you're greeted by a vibrant mature Mimosa tree that supplies a splash of yellow. Entering directly into the expansive kitchen/diner you find delightful poured concrete flooring running the full impressive depth of the space. Underfloor heating will keep you toasty all year round. A Douglas Fir kitchen island runs confidently on your left, topped in steel. There's a three ring Italian 'Barazza' hob, oven, integrated dishwasher, stainless steel sink and an integrated fridge/freezer. You'll find a handy wc seamlessly adjoining the living space with a wall-hung loo and oval hand basin. A nifty laundry cupboard proceeds this. The wood burner sits over by the full-width Schüco sliding glass doors which frame the garden beautifully. Under the leafy canopy of a mature Beech tree, a decked patio leads upward to a raised oak sleeper terrace with well stocked beds on either side. Shrubs and plants include Acer, fragrant Honeysuckle and some Tetrapanax.

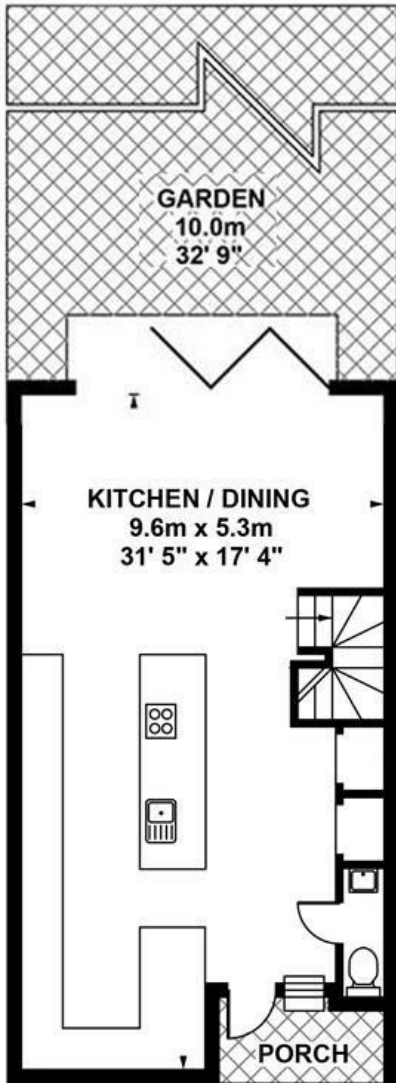
The magical Douglas Fir staircase curves politely upward to find a front-facing reception facing over the abundant lively foliage of the Mimosa tree. Original glass doors open to a neat balcony that grabs the morning sun. Original thin-slat wooden floors and another wood burner set the tone nicely. The first of your large double bedrooms spreads to full width at the rear of this floor. It's carpeted and airy and has a funky chrome floor to ceiling flue that supplies cosiness.

A further ascent to the second floor landing reveals a tasteful bright space with neutral décor, original floors and skylights. There's a nicely sized double bedroom fronting the street with Sisal flooring, recessed storage cupboard and full width windows. A smaller double bedroom shares this aspect with more bespoke storage. Bedroom four takes the rear spot and enjoys glorious views over the Beech tree, with a vista of the communal grounds behind – wonderful to throw the curtains open to!

There are a number of excellent schools nearby - a short walk down leafy Greendale to the highly rated independent Alleyn's Girl's School and co-educational Alleyn's School. Dulwich College and Dulwich College Prep are a short drive/bicycle ride away. Also nearby is the well regarded Villa Pre-Prep School & Nursery. Camberwell College of Art is also within walking distance. Local eateries will keep you perpetually calorie counting - we love The Camberwell Arms, a winner of the Observer Food Monthly's Best Sunday Lunch award, eight minutes down the Grove. There are plenty of shops nearby including a host of independent food shops on Camberwell Church Street and Camberwell Green, plus a new, modern library and playground. There is a Sainsburys superstore an easy 5 minute walk away. The shops and foodie hotspots of Peckham and East Dulwich are also in walking distance. Keeping fit? Camberwell Baths is stunning and within an easy canter. Ruskin Park is a short walk away and you have the Butterfly Tennis Club is nearby too. The elegant Dulwich Park and Brockwell Park are also a short bicycle ride away.

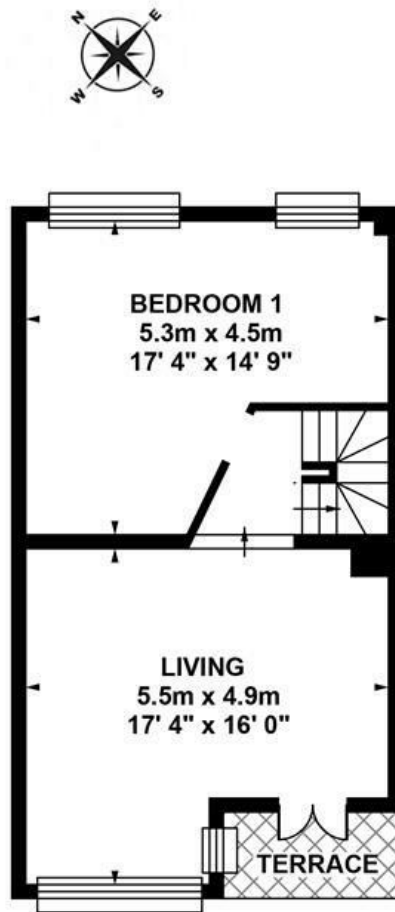
Tenure: Freehold

Council Tax Band: E



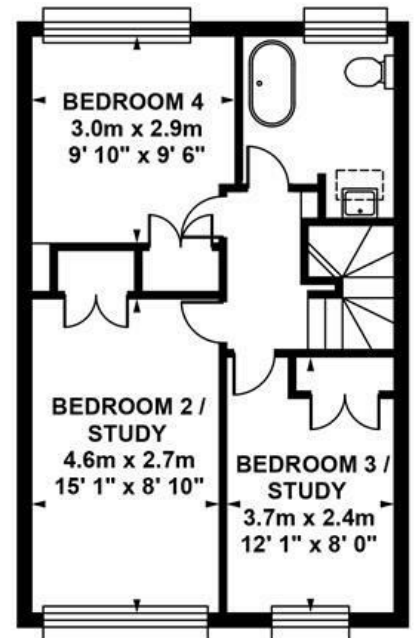
**GROUND FLOOR**

Approximate. internal area :  
47.24 sqm / 508 sq ft



**FIRST FLOOR**

Approximate. internal area :  
47.12 sqm / 507 sq ft




**SECOND FLOOR**


Approximate. internal area :  
43.83 sqm / 472 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 138.19 sqm / 1487 sq ft  
Measurements for guidance only / Not to scale

THE HAMLET 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		67	79
(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 <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.

