Wooster & Stock

MAUDE ROAD, CAMBERWELL, SE5

LEASEHOLD - SHARE OF FREEHOLD

GUIDE PRICE £525,000 - £550,000

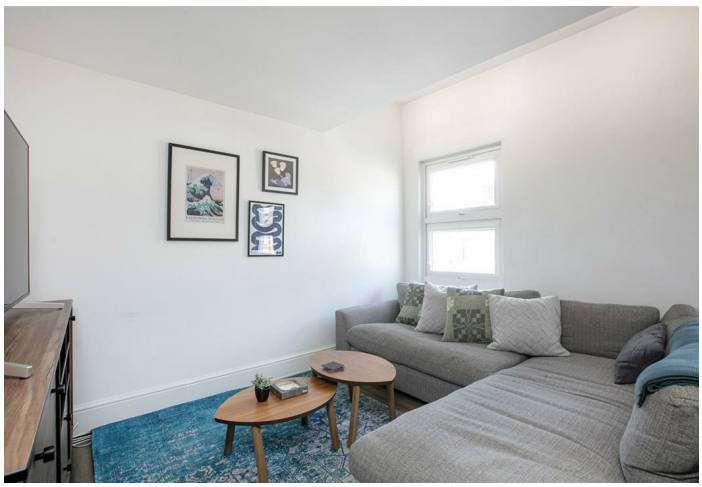
SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

Lease Length: 983 years remaining
Service Charge: £650 per annum
Ground Rent: none

FEATURES

Split Over Two Bright Upper Floors
Planning Permission for Roof Terrace
Contemporary Finish
Open Plan Living Area
Peaceful Popular Location
Leasehold



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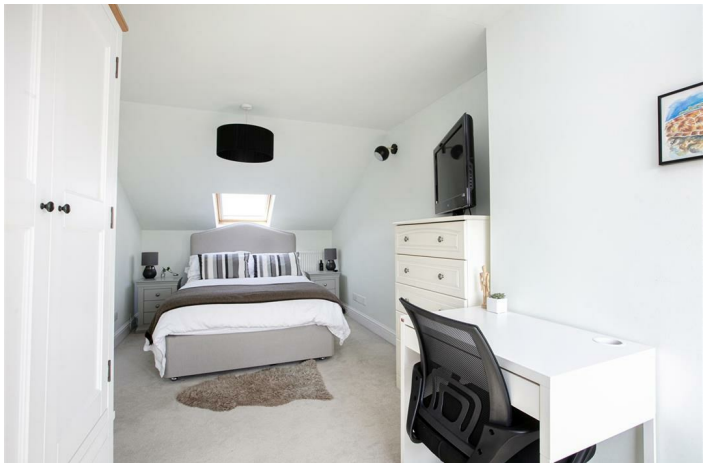

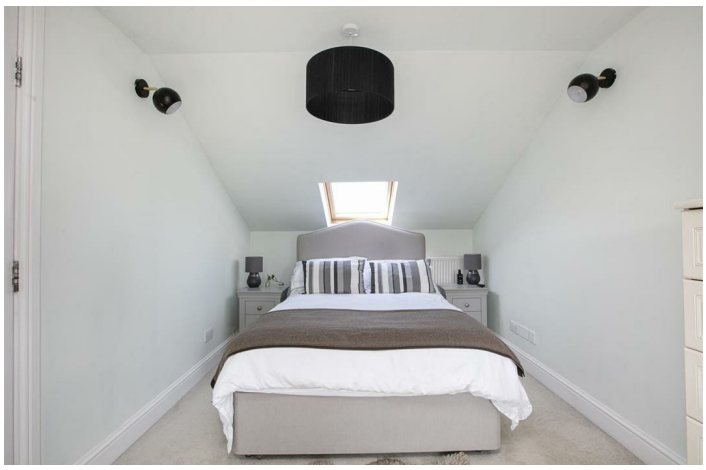

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GUIDE PRICE - £525,000 to £550,000.

Beautiful Bright Split Level Two Bedder With Contemporary Finish.

You'll just love this fantastic split level two bedroom period conversion, complete with tasteful finish and super slick kitchen and bathroom. It spans the top two floors of a handsome and well placed period building and comprises a lovely open plan living area/kitchen, two well proportioned double bedrooms and bathroom. The inclusion of abundant skylights and notably high ceilings give a real sense of space and airiness. The locale is as lush as the flat. You're within walking of Camberwell's eclectic bounty of bars, cafes and a mere 15 seconds walk away from the beautiful and green Lucas Gardens. The Camberwell Grove Conservation area is a delight and just around the corner. Bellenden Road is as easily walkable and offers a real 'villagey' vibe. Denmark Hill and Peckham Rye each have fast, frequent London Bridge and Victoria services and the fab London Overground Line which offers a handy Jubilee Line connection from Canada Water.

Planning permission has been approved for the creation of an official roof terrace (Ref: 23/AP/0963). This includes the erection of a roof terrace with obscured privacy screens, removal of the existing low wall, and changes to the fenestration. Additionally, freeholder consent has been secured for the flat roof terrace.

Enter the flat from the first floor where a bright inner stairwell leads upward. A rear facing casement affords ample light and leafy rear aspect. The living space fronts the street through two casement windows. A top notch kitchen/diner with thick quartz counters and oodles of storage will impress you no end. Appliance include four ring induction hob, integrated fridge/freezer and wine cooler. Your dishwasher and washing machine are integrated. There's plenty of space for lounging, dining and hosting the dinner parties you're famous for.

The first of your double bedrooms completes this floor with a lofty and leafy rear aspect. Heading upward you'll enjoy a contemporary inset with spot lights running upward along the staircase. The landing is wonderfully bright thanks to a vertical Velux. High ceilings make it feel super spacious. The master bedroom is a particularly large size and has a light aspect to front and rear. Next to this sits the bathroom which has both shower and bath, modern tiling, heated towel rail and a front aspect Velux.

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'. 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.

Tenure: Share of Freehold

Lease Length: 983 years remaining

Council Tax Band: C

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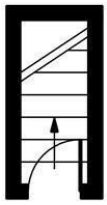
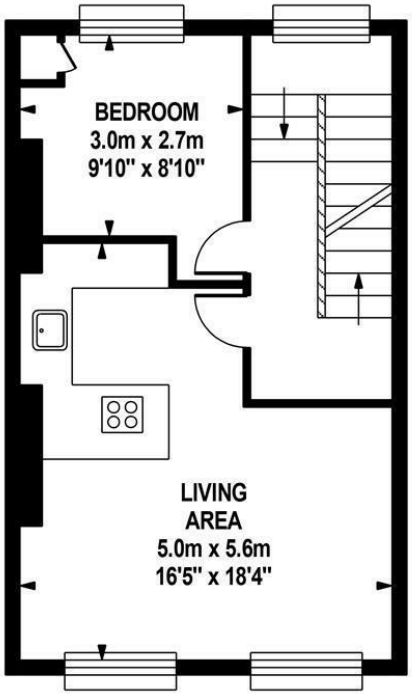


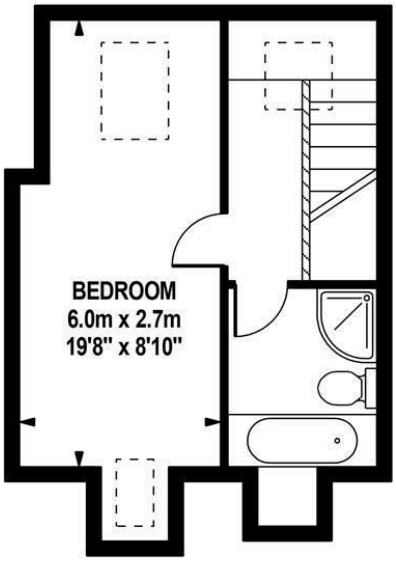
FIRST FLOOR ENTRANCE

Approximate Internal Area :-
1.98 sq m / 21 sq ft



SECOND FLOOR

Approximate Internal Area :-
44.00 sq m /473 sq ft



THIRD FLOOR

Approximate Internal Area :-
31.46 sq m / 333 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 76.98 sq m / 828 sq ft
Measurements for guidance only / not to scale

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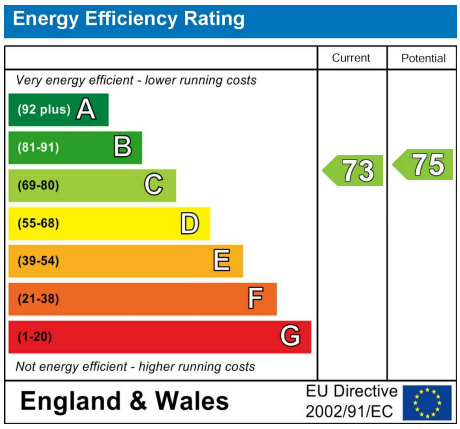
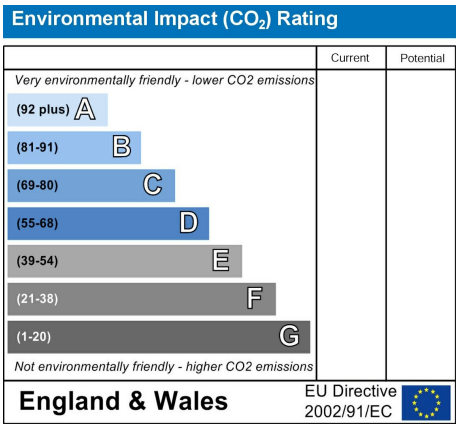
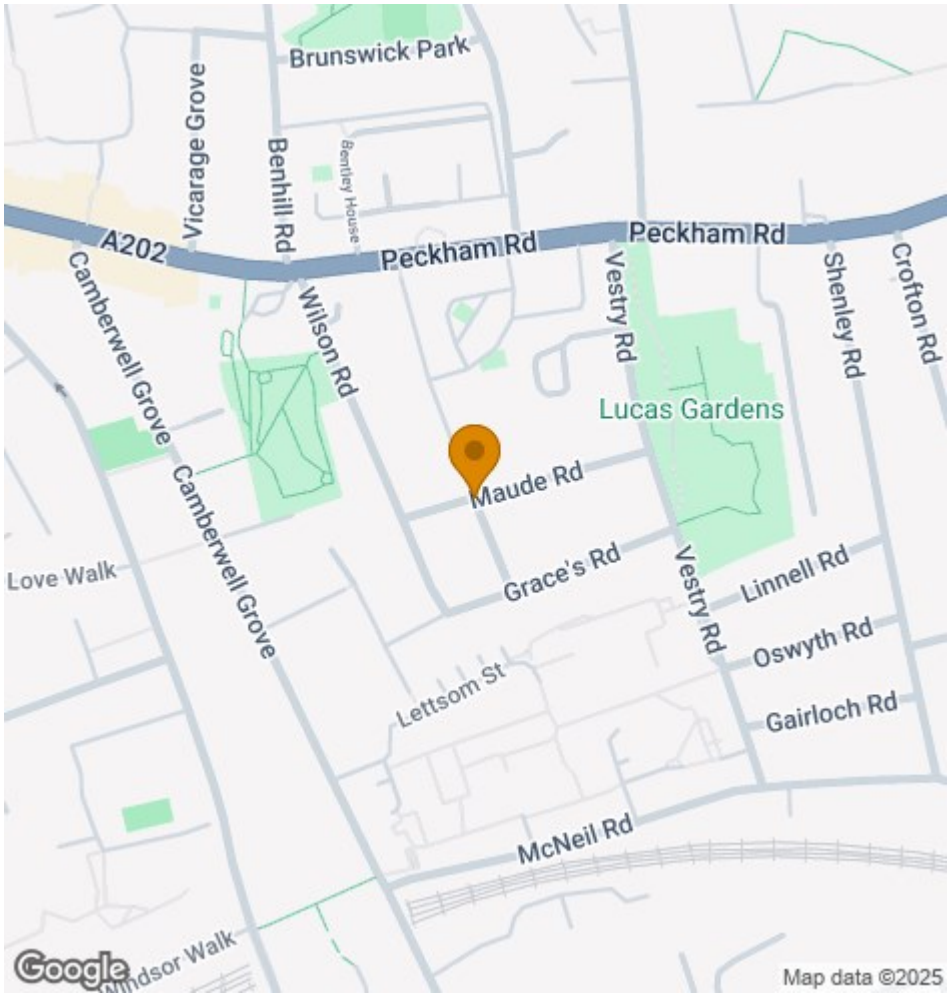




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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