

LOVE WALK, CAMBERWELL, SE5

FREEHOLD

£2,750,000



## SPEC

Bedrooms : 5  
Receptions : 3  
Bathrooms : 2

## FEATURES

Wonderful South-Facing Garden  
Peaceful No-Through Road  
Garage and OSP  
Magnificent Double-Height Studio  
Solar Panels  
Freehold



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Vast Five Bed/Four Rec Victorian Home Over 3700 sq ft with South-Facing Garden and Garage - CHAIN FREE.

Sitting on a wonderfully tranquil period row, this impressively proportioned home of over 3,700 sq ft promises an unrivalled living environment. The accommodation sprawls majestically over two floors and faces over a south-facing mature garden with through-views running the width and depth of the ground floor. The living space is notably abundant promising unbeatable entertaining and lounging opportunities. Accommodation comprises three reception rooms, a vast open-plan kitchen/diner, splendid studio/bedroom (with vaulted ceiling and mezzanine), four additional proper double bedrooms (master en suite), utility room, shower room, bathroom and wc. There's an internal winter garden, garage, additional off street parking and plenty of storage too. The house is in a prime location on a no-through road within the sought after Camberwell Grove Conservation Area. You are within a moment's walk from bars, eateries and bountiful London bustle. Nearby green spaces include the charming Ruskin and Brunswick Parks with its tennis courts, gallery and café. Even closer is St Giles Church grounds - a lovely spot to read the paper. Transport links are equally impressive with Denmark Hill Station an easy stroll away. It boasts unbeatable connections to Victoria, Blackfriars, Elephant & Castle and the London Overground Line will whizz you to Shoreditch and Canada Water for the Jubilee Line.

The handsome period exterior sits back from the road behind mature greenery and high black railings. In addition to the garage you enjoy off street parking. Entering into the hall through an original door you find rooms on either side. To the left you find a large dual aspect reception with fireplace and access, via French doors, to the south-facing garden. Beyond this is a dual aspect study/sitting room. A further reception sits the far side of the hall, facing front over Love Walk and with storage adjoining. To the rear of the hall you find a handy utility room with counter space and sink and a handy wc.

The hall continues forth confidently with three wide glass sliding doors framing magnificent garden views. These all open wide to afford a magically bright and airy connection to your south-facing patio and lawn. An internal winter garden supplies the perfect spot for relaxing in the colder months. The kitchen stretches over 11metres with further light spilling through numerous skylights. There's a generous run of counter and cabinetry, a recessed pantry and twin sinks. The space culminates with a generous dining area. A gloriously proportioned drawing room/studio adjoins to the rear with a double-height vaulted skylight and raised mezzanine. A grand fireplace takes pride of place - it's the perfect spot for brandies after dining! Two separate storage rooms and a WC complete the ground floor.

Heading to the first floor you meet your first lovely double bedroom on the side return. It's a bright, rear-facing room with plenty of space for slumber and storage. A light and pleasant landing leads you next to a family bathroom. Bedroom two sits on the left with a lovely front aspect. The master bedroom rests on the far side of the landing and boasts a most impressive en-suite bathroom with shower, storage and fancy free-standing bath. Bedroom four completes the tour nicely with more garden views.

As well as the excellent transport links, the house is a few minutes away from the excellent Lyndhurst Primary school and all of Camberwell's plethora of restaurants and delis. We love The Crooked Well and the award-winning Camberwell Arms. Camberwell College of Arts and the Dulwich Foundation schools are all a short drive or bus ride away. There is a good range of local shops and bakeries and a farmer's market on Camberwell green at weekends. Keeping fit? The wonderful period Camberwell Baths is minute's away and you have the Butterfly Tennis Club on your doorstep.

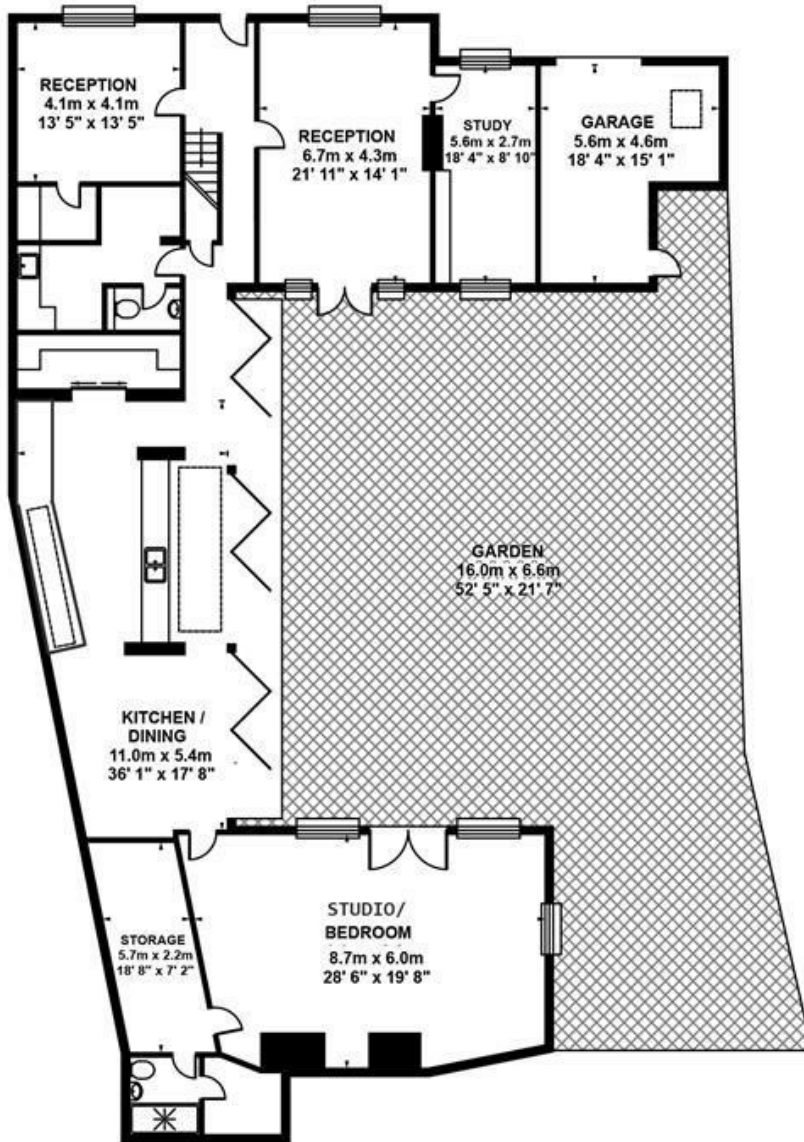
The transport options are excellent; eight minute walk to Denmark Hill station (Zone 2) for the highly rated London Overground line. Shoreditch, Canary Wharf (via Canada Water), Clapham Junction and a large number of other stops are all reachable on this link. Denmark Hill also directly serves the City (Blackfriars, City Thameslink, Farringdon, Kings Cross/St Pancras) as well as the West End (Victoria). East Dulwich station goes directly to London Bridge. There is a wide selection of buses running from Camberwell Green (5 minutes away) and Denmark Hill (2 minutes away)."

There are a number of excellent schools within easy reach including the highly rated independent James Allen'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. There are plenty of shops nearby including a host of independent food shops on Camberwell Church Street and Camberwell Green, plus a modern library and playground. There is a Sainsburys superstore an easy 15 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

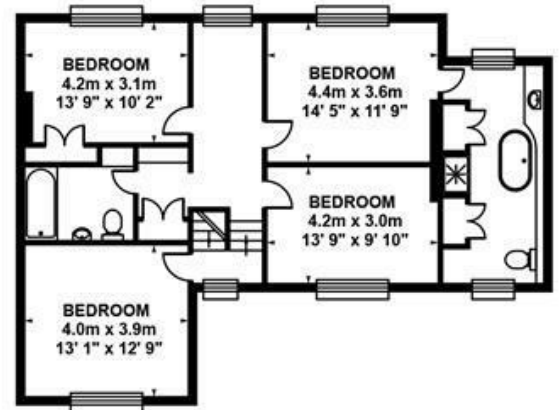
Council Tax Band: F

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**GROUND FLOOR**

Approximate. internal area :  
249.06 sqm / 2681 sq ft



**FIRST FLOOR**

Approximate. internal area :  
98.33 sqm / 1058 sq ft




**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 347.39 sqm / 3739 sq ft

Measurements for guidance only / Not to scale

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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		
	65	76
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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.

