

RAINBOW STREET, CAMBERWELL, SE5  
FREEHOLD  
OFFERS IN EXCESS OF £900,000

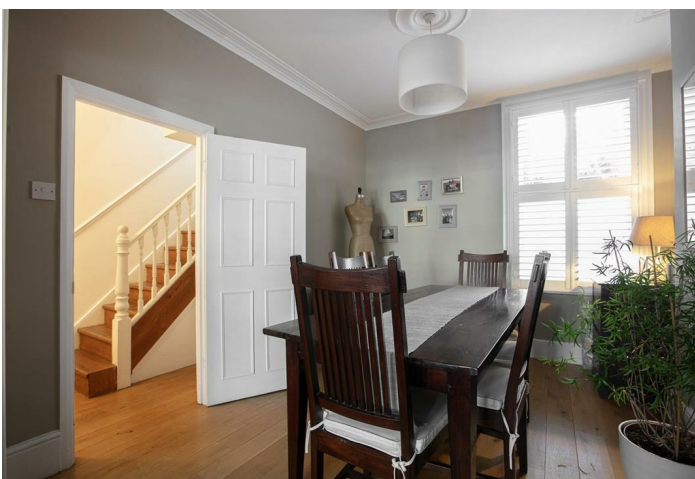


## SPEC

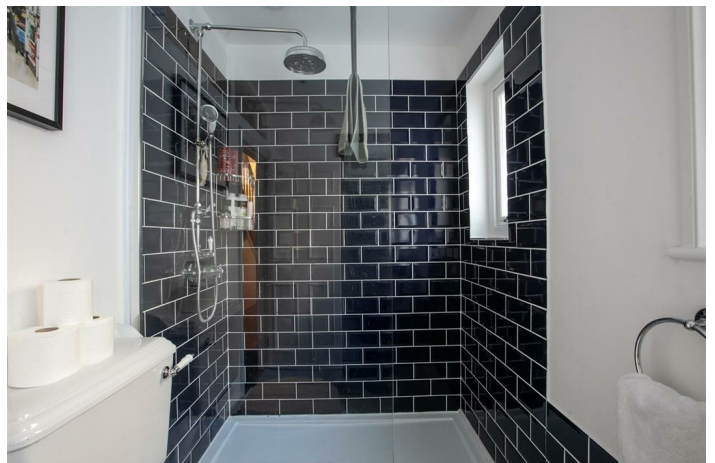
Bedrooms : 3  
Receptions : 2  
Bathrooms : 2

## FEATURES

Smart Sympathetic Styling Throughout  
Lovely Kitchen Extension  
Two Separate Patio Gardens  
Plenty of Storage  
Large Loft with Potential for Development  
Freehold



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Thoughtfully Extended and Presented Three Bedroom Victorian Home - CHAIN FREE.

This beautifully arranged three double bedroom period home boasts a full-width kitchen extension, two separate patio gardens and a smart, sympathetic finish throughout. The accommodation, over two lovely floors, comprises a large double reception, contemporary kitchen/diner, three proper bedrooms, bathroom and shower room. There's plenty of storage and a sprinkling of period features too - perfect!

As if these attributes weren't enough - there's a large loft ripe for development. Subject to planning one could easily increase the accommodation considerably. Location-wise you're within an easy walk of Camberwell's many attractions. Burgess Park is a short hop and there are any number of regular buses to whisk you to Elephant and Castle in around 10 minutes.

A handsome exterior leads inward to your hall which dons simple coving and original corbels. Tasteful wooden floors continue through either of two doors on the right to the double reception which supplies generous dining and lounging opportunities. There's a front aspect bay with plantation shutters on both upper and lower panes and a lovely feature fireplace with matching mantel and hearth. Toward the end of the hall you find access to the utility cellar which has space and plumbing for the washing machine and tumble dryer.

A wall of double fitted storage sits opposite the shower room which benefits from yummy tiling, double walk-in shower and two side aspect frosted windows. The kitchen/diner is a really great space - stretching to full width at the rear and offering access to two separate patio gardens. It's well presented with solid counters, ceramic sink and shaker-style cabinets. Appliances include five ring gas range and an integrated dishwasher. A skylight and wall of glass to the rear frame a most pretty garden vista with seating area, raised sleeper planters and abundant greenery.

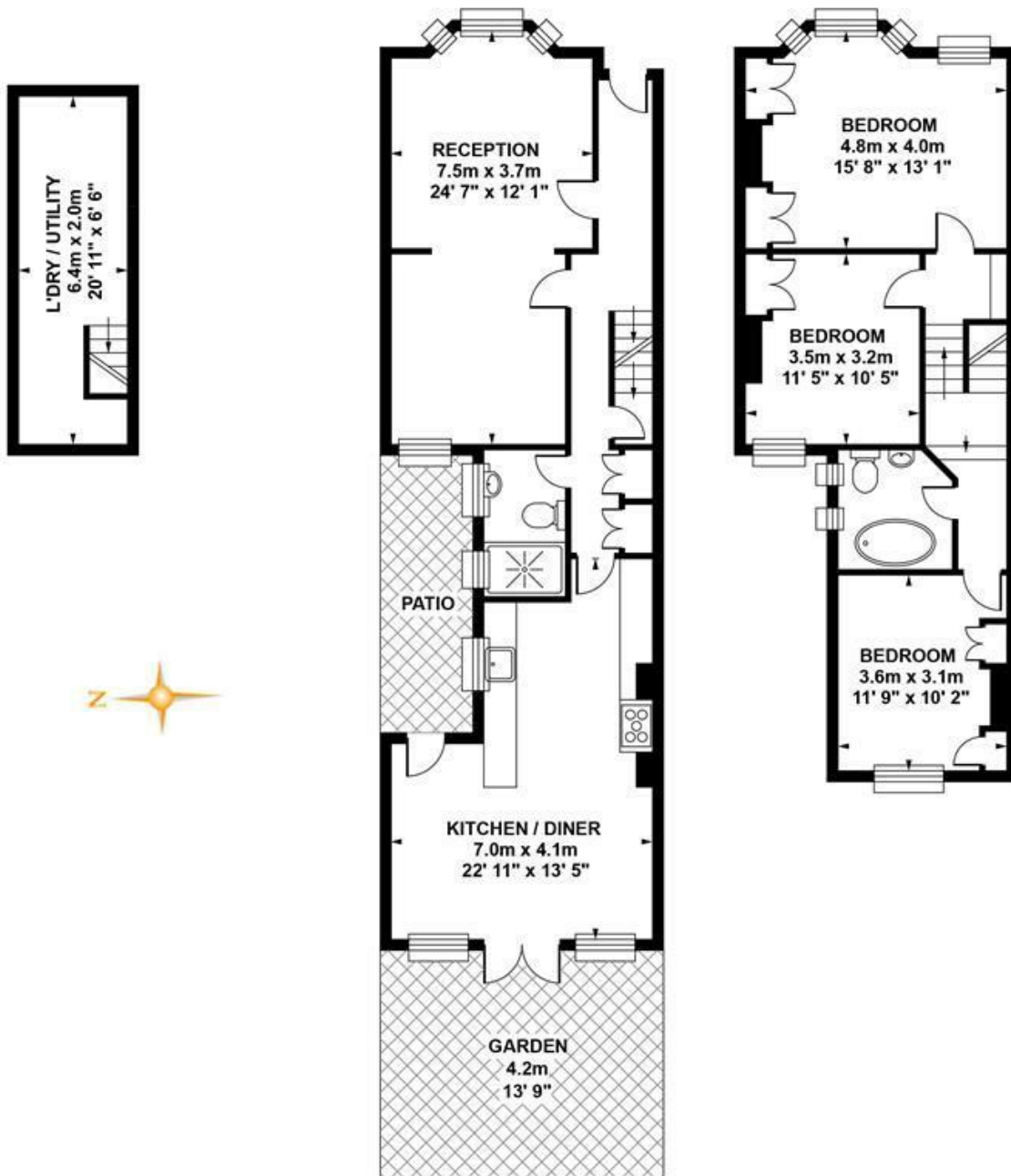
Upward to the first return you meet a wonderful rear facing double bedroom with fitted storage, plantation shutters and dishy grey walls. The family bathroom neighbours this offering a roll top freestanding bath, period style suite and gorgeous wooden panelling to dado level. The stairs boasts delightful wooden treads and risers to add to the charm. The upper landing has fitted shelving. This precedes bedroom two which is another lovely double with fitted storage and a dainty period feature fireplace. The master bedroom fronts the street through the bay with has yet more fitted storage and plantation shutters.

From here the daily commute is not challenging - with the 136 and 343 buses on your doorstep, Elephant & Castle tube is a quick 10 minute bus away or walk past the tennis courts and rose gardens of Burgess Park to any number of buses to the Holborn, Farringdon, the West End and the City. For any last-minute groceries after work, the little Tesco with long opening hours 100 metres from your door is super-handly. The flat sits neatly between Peckham and Camberwell: Peckham offers all the bars, restaurants and entertainments you could desire plus the ever-so-popular Bellenden Road and the Peckham library and Pulse leisure centre; while Camberwell throws in its share of pubs, bars and restaurants, together with the Camberwell Baths for free gym and swim at the weekends. Tate Modern and other South Bank delights are a 20 minute bus ride away - if the weather remains this good, you can walk there!

Tenure: Freehold

Council Tax Band: E

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**LOWER  
GROUND FLOOR**

Approximate. internal area :  
12.80 sqm / 138 sq ft

**GROUND FLOOR**

Approximate. internal area :  
68.86 sqm / 741 sq ft

**FIRST FLOOR**

Approximate. internal area :  
53.57 sqm / 577 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 135.23 sqm / 1456 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			
		70	84
<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.

