

SEARS STREET, CAMBERWELL, SE5  
LEASEHOLD - SHARE OF FREEHOLD  
GUIDE PRICE £700,000 - £725,000



## SPEC

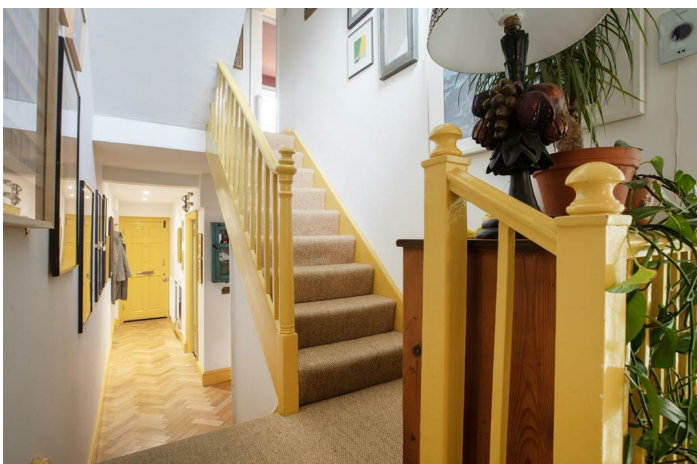
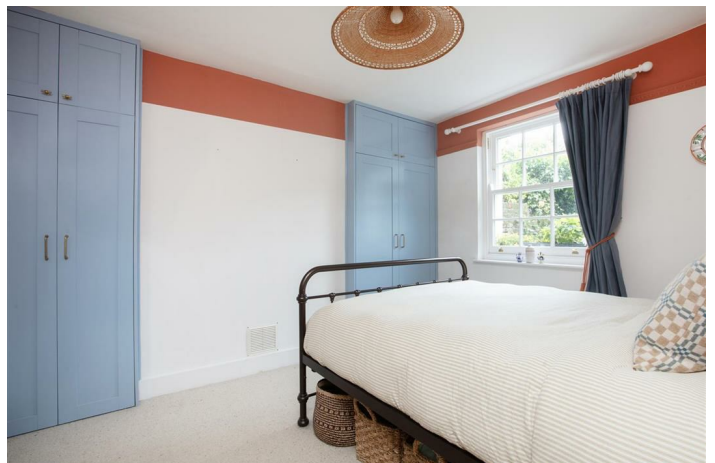
Bedrooms : 2  
Receptions : 1  
Bathrooms : 1

## FEATURES

Private Patio Garden  
Secure Bike Storage  
Split-Level  
Thoughtful Decor  
Share of Freehold



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Elegant Split Level Period Two Bedder with Lovely Private Garden.

There's an unmistakably homely feel to this wonderfully arranged split-level two bedder. Spread cleverly over the upper and lower ground floors of a particularly handsome Victorian building, the property boasts an elegantly executed, sympathetic finish and some expertly chosen contemporary additions. Inside you enjoy wonderful oak parquet flooring and thoughtful Farrow and Ball tones. There's a sprinkling of original features, bespoke storage and a most inviting private rear patio garden. This backs onto a pretty allotment meaning you enjoy truly peaceful vibe. The location also allows easy access to the City and West End from a multitude of buses travelling within minutes. Alternatively take a 15 minute stroll up to Denmark Hill station where, in addition to the London Overground line, you can pick up fast, direct and regular services to Victoria, London Bridge and Blackfriars. You're within an easy stroll of Brunswick Park with its tennis courts, coffee and art gallery. The endless social attractions of Camberwell will keep you entertained all year round.

The exterior sits alongside opposing rows of similarly charming homes. A wrought iron gate leads inward to your lower front patio on which sits a secure bike shed and further recessed storage. A private entrance opens to your hall where you find the first of that glorious parquet flooring. The front door, skirting boards and architraves all enjoy Farrow and Ball's 'Babouche'. Bedroom one fronts the street. It's a lovely carpeted double room with cornicing and 'Green Ground' walls to dado level. 'Wimbourne White' on the frieze and ceiling offers a lovely complimentary touch. A large front aspect wooden-framed double-glazed sash supplies plenty of light. Bedroom two, a similarly well proportioned double room, takes the rear spot and enjoys pretty garden views through another quaint sash window. Twin bespoke wardrobes, presented in 'Lulworth Blue', help keep things neat and tidy. The picture rails and frieze are presented in 'Red Earth'.

Toward the rear of the entrance hall you ascend a half flight and descend once more to the rear landing to find the magnificent bathroom. Here you'll note Mexican 'Milagros' handmade forest green wall tiles and honeycomb tiling on the floor. An antique-style heated towel rail and roll top bath complete the look nicely. Garden access is offered next to this through a fab stable door with 'Corston' architectural brass handles and 'Yeabridge Green' paintwork. It's a peaceful south-west facing spot with abundant fragrant and lush roses. Enjoying sun throughout the day, it's perfect for the morning coffee or evening vino. A rear upper patio provides ample space for al-fresco dining and entertaining. This is next to a newly-built BBQ and storage area. The lower patio is created from reclaimed Spanish tiles and provides further space for a neat table and chairs. A well stocked raised bed supplies numerous mature posies and plants.

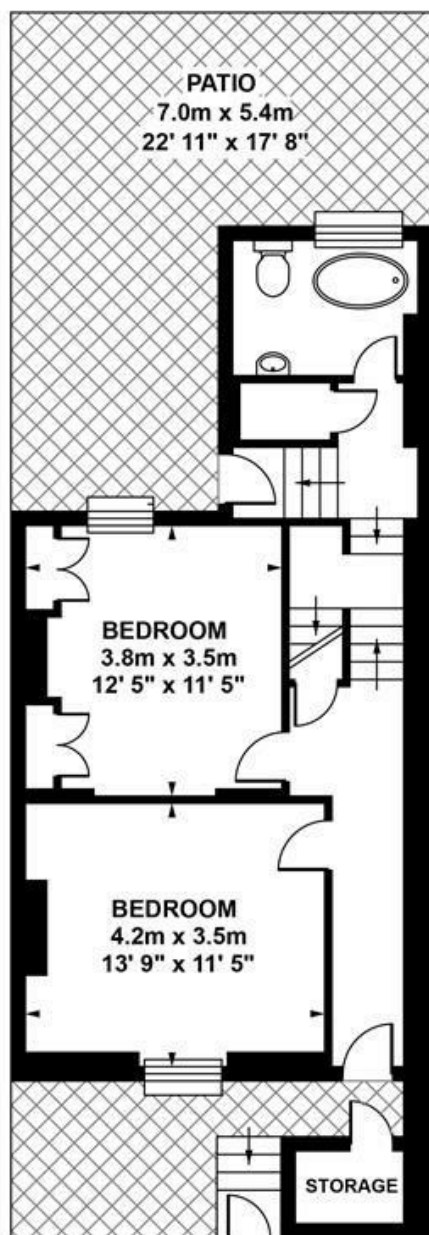
Ascending upstairs you meet the amazing kitchen/diner which delights with high ceilings and a fab rear-facing casement window. Original rustic timber shutters and Mandarin Stone tiling add to the charm. The cabinets are painted a rich 'Obsideon' (by Little Green) and appliances include an integrated fridge/freezer and dishwasher. There's tonnes of dining space and a lovely ceramic butler sink. The living room faces front with a huge double glazed sash window. There's more original shutters and low-level storage units. These sit either side of an original feature fireplace with pretty farmyard tiling. This room is finished perfectly with 'Picture Gallery Red' on the picture rails, frieze and ceiling.

The local area is a hub of activity with some excellent specialist shops, the Camberwell Baths, St Giles Church and many great restaurants and bars within easy walking distance. The Camberwell Arms is a fab spot for a roast - head upstairs from more cocktails. If specialist beers are your thing Stormbird will keep you happy all year round. We love a pint of black at The Hermits Cave and The Tiger. Ruskin Park is easily reached for leafy r&r.

Tenure: Share of Freehold

Lease Length: 116 years remaining

Council Tax Band: B



**GROUND FLOOR**

Approximate. internal area :  
51.57 sqm / 555 sq ft



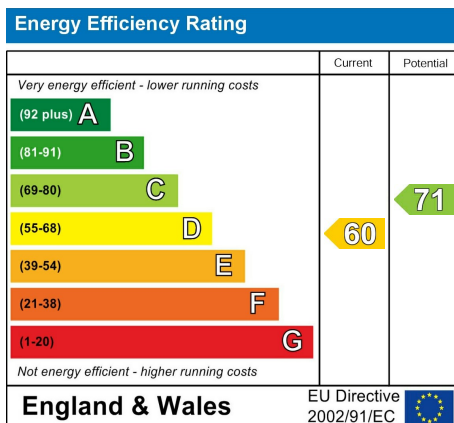
**FIRST FLOOR**

Approximate. internal area :  
32.02 sqm / 345 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 83.59 sqm / 900 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.

