

ELMINGTON ROAD, CAMBERWELL, SE5
FREEHOLD
OFFERS IN EXCESS OF £1,000,000

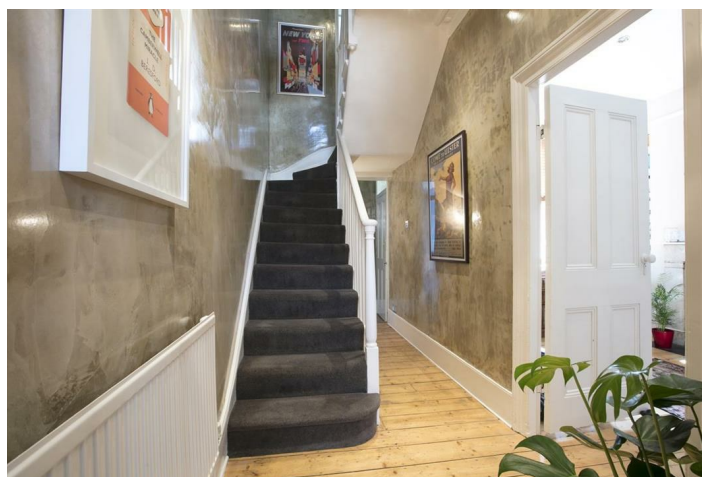


SPEC

Bedrooms : 4
Receptions : 2
Bathrooms : 1

FEATURES

Spread Over Three Floors
Backs Onto Brunswick Park
Elegant Decor
Pretty Rear Garden
Planning Permission for Side Extension



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Elegant Three/Four Bedroom Period Home With Beautiful Finish.

Period features and contemporary ingenuity marry perfectly in this elegant three/four bedroom period home. Generously arranged over three picture perfect floors, the property is superbly presented and beautifully arranged. Those Venetian plastered walls are simply divine! Further treats include six period fireplaces, original shutters, high ceilings and a lovely, secluded rear garden. The accommodation comprises two/three superb reception rooms, three/four double bedrooms, a bright, modern kitchen, bountiful bathroom and a guest wc. The property backs onto the very lovely Brunswick Park which enjoys a new play area. The new cafe is perfect for a weekend natter while the kids run amok. Camberwell boasts a healthy array of culinary attractions - best watch those waist lines! Transport is a cinch with nearby Denmark Hill and Oval and Elephant and Castle Tube a short bus ride.

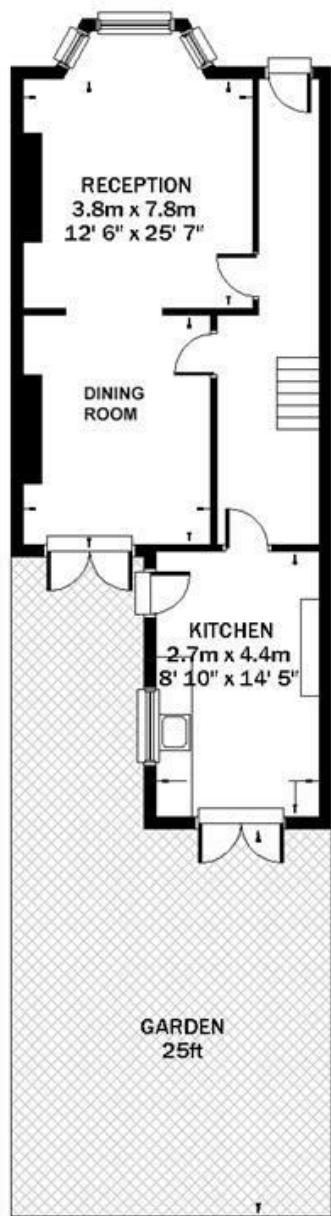
The raised ground floor entrance welcomes us through a walled front garden. Head up white painted steps to the front door. The entrance hall is bright and inviting and really has the wow-factor with those stunning Venetian plastered walls - they're so touchable! The original timber floors have been sanded and varnished and there is a rather grand staircase directly ahead. A step to the right reveals the first reception which boasts a magnificent sash bay with period shutters, superb (working) fireplace and marble mantel. A further reception comes next with another impressive fireplace and some calming rear leafy views. Currently used as a study the space could easily be used as a fourth bedroom. Back through the hall you'll find a handy guest wc with eco-loo. At the end of the hall you find an impressive family bathroom with fabulous walk-in shower, loo, heated towel rail and pretty roll top bath. Underfloor heating keeps the toes snug. Crisp white wooden panelling and royal blue walls finish it all off perfectly.

Moving to the lower ground floor you'll meet a wonderful double reception that stretches the full length of the main footprint. There's a front aspect bay of sash windows and rear French doors. To the front there is a fireplace with a tasty art nouveau style mantel while the rear of the room has a striking original cast iron Victorian range with exposed brick feature wall. The hallway offers a further front access point with fitted security gate and recessed storage area — perfect for bikes and bins! Your kitchen is a real joy with chunky, solid oak worktops and five ring gas hob. The boiler was only fitted last year meaning you don't have to! An airy environment is guaranteed by a large side aspect casement window and further double glass doors leading to the patio. The garden itself is a delight! Leafy and peaceful and backing onto the very lovely Brunswick Park. It's full of mature shrubs, a well presented artificial lawn and scampering squirrels.

The first floor plays host to three further double bedrooms. Spanning the entire width of the house the master enjoys a bright appointment with two impressive sash windows. There is an enchanting decorative fireplace flanked on either side by handsome fitted wooden wardrobes. Bedroom two also offers a period fireplace, fitted wardrobes and original cornicing. Bedroom three faces rear with lofty views over the enchanting south facing garden and Brunswick Park. The lower ceiling is made seamless with the inclusion of an overhead Velux installed while modernising the roof above.

Take a 13 minute stroll up the very lovely Camberwell Grove to Denmark Hill station where you can pick up fast services to Victoria, Elephant and Castle, and Blackfriars. The London Overground line offers unbeatable links to Clapham, Shoreditch and Canary Wharf (via Canada Water). Any number of buses travelling through Camberwell will whizz you into the West End or City around the clock. There many excellent primary schools nearby rated Ofsted outstanding /good: Lyndhurst Primary, St John the Divine, Brunswick Park, Crawford Primary and the The Villa pre-preparatory and nursery school. James Allen Girls School, Alleyns and Dulwich College are also a short drive away and are renowned as some of the best independent secondary schools in the country.

Camberwell is fast becoming a foodie's dream! We love 'Fladda and Theos', The Crooked Well for some refined pub grub and The Camberwell Arms, is wowing folk with it's innovative gastro food. Those looking to wash it all down with a nice pint are spoilt with TheTiger providing a vast array of ale and beer. For a more traditional experience hop over the road to The Hermit's Cave for a pint of the black stuff by the fire. Brunswick Park is right on your doorstep for when the sun is shining. It's gorgeous, family-friendly and has that new children's playground, lush picnic area, tennis courts and a multi-use games area. It's a fantastic spot to walk the dog. It also holds a number of family-friendly events throughout the year: Annual Fete, Easter Egg Hunt, "Scruffs" Dog Show to name but a few. A great community asset to have on your doorstep!



LOWER GROUND FLOOR

Approximate internal area :
52.80 sq m / 568.33 sq ft



UPPER GROUND FLOOR

Approximate internal area :
52.60sq m / 566.18 sq ft



FIRST FLOOR

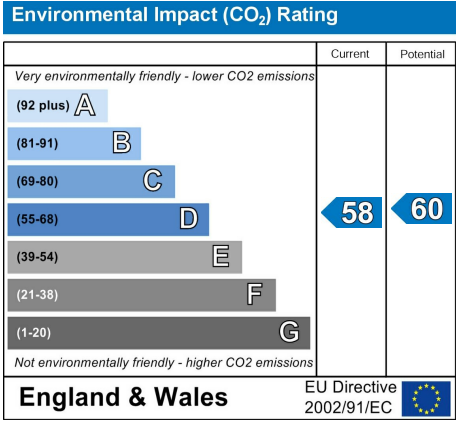
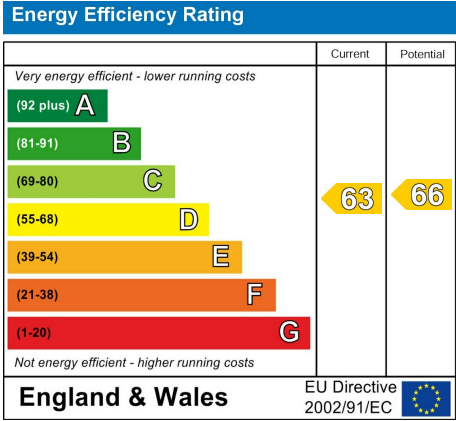
Approximate internal area :
52.65sq m / 566.71 sq ft



TOTAL APPROX FLOOR AREA

Approximate internal area : 158.05 sq m / 1701 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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