

SUNSET ROAD, CAMBERWELL, SE5

FREEHOLD

£1,475,000

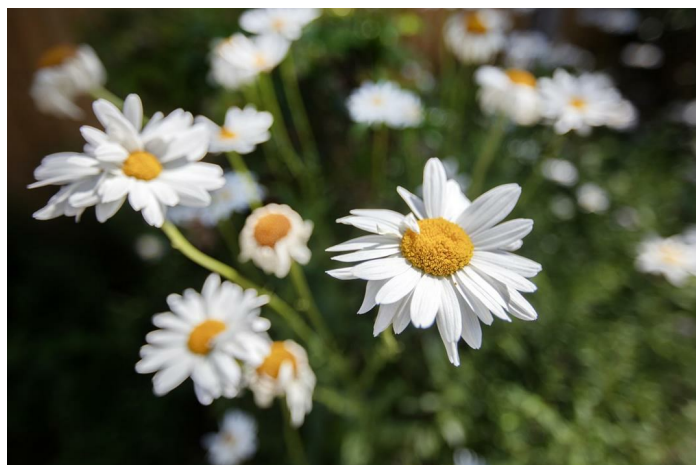
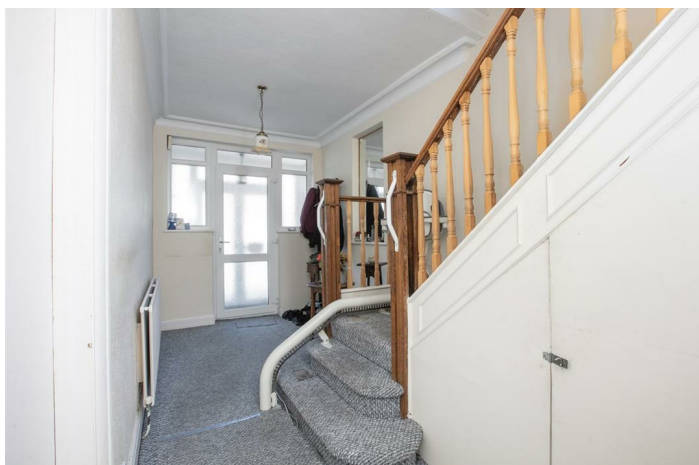


SPEC

Bedrooms : 5
Receptions : 2
Bathrooms : 1

FEATURES

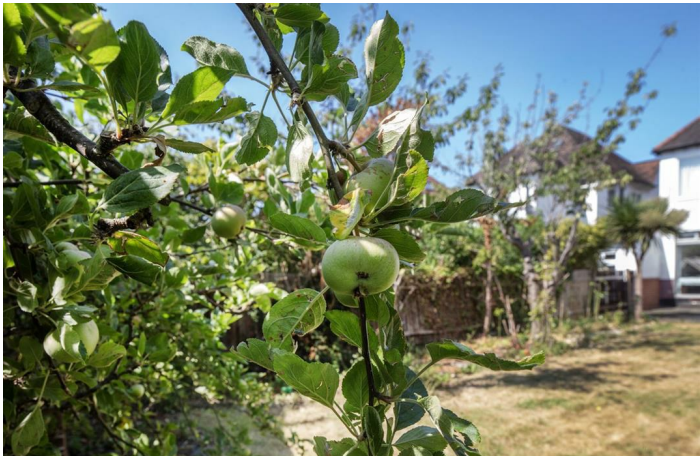
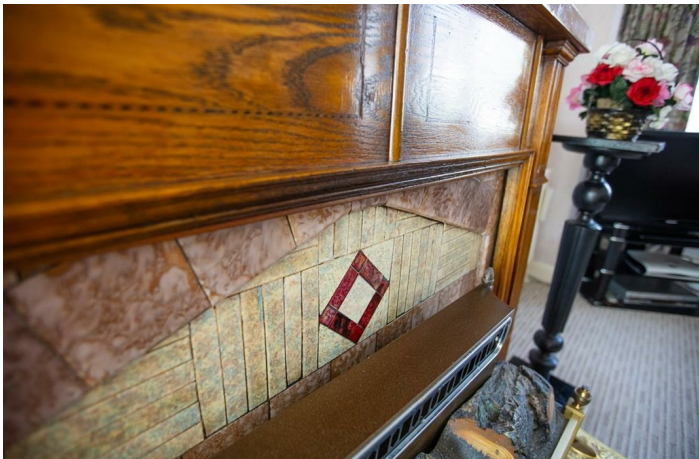
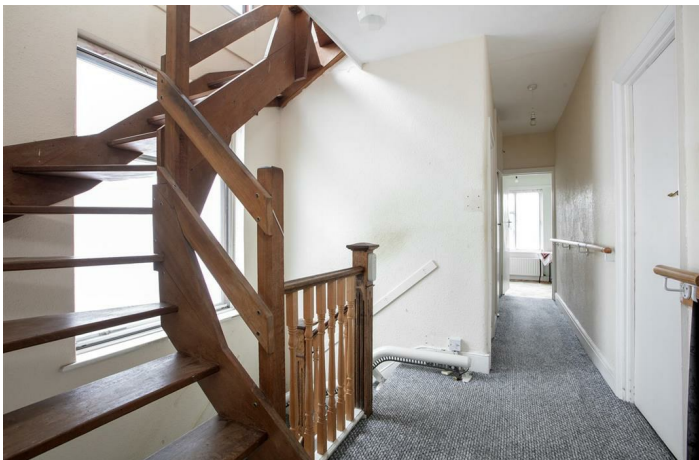
Wonderful 70ft Rear Garden
Three Generous Floors
Original Fireplace
Off Street Parking
Freehold



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Substantial 1920's Five Bedroom Home with Garage, OSP and 70ft Garden - CHAIN FREE.

A fine five bedroom 1920's home! Spread generously over three considerable floors, the accommodation comprises a vast double reception, dining room, kitchen, five bedrooms, bathroom and wc. There is tonnes of potential to rearrange the layout and extend subject to planning and requirements. A large garage adjoins for further storage. The property is topped and tailed nicely by a front garden with off street parking and a super generous rear garden with mature apple, pear and cherry trees. You're in prime position to benefit from the best of Camberwell and Herne Hill. Ruskin Park is a simple stroll and you're within a pleasant 12 minute walk of Denmark Hill Station for fast, frequent services to central London and beyond.

A wrought iron gate opens to your front garden which will accommodate the SUV. A neat porch in turn leads to the wide inner hall which has storage under the stairs. The reception sits to the right and stretches over 9 metres. There's a handsome 1920's feature mantel with tiling and a front-facing triptych of windows. Sliding doors open rear to the generous garden. Toward the end of the hall you find a dual aspect dining room with twin pantries and an adjoining kitchenette. Further garden access is offered here also. There's a sizeable lawn and those lovely fruit-bearing trees - think of the pies!

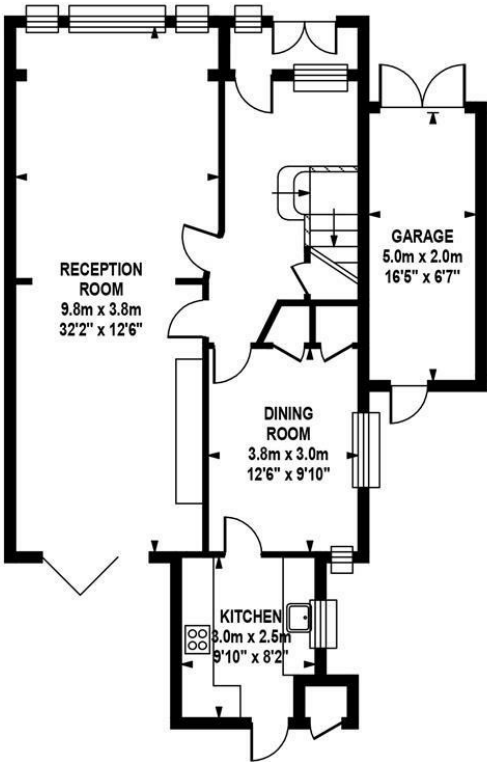
Back inside, head upward to the nicely sized landing. The master bedroom fronts the street into a wide bay window. There's fitted storage and some retro carpeting. The second bedroom shares the front spot. A third bedroom offers a rear aspect further along the hall. Completing this floor is a bathroom, separate wc and a fourth bedroom which peers toward the garden. A set of stairs leads upward from the first landing with open treads and risers to the top floor fifth bedroom. It's a spacious room with impressive head height and pleasant rear views.

There are a number of excellent schools nearby - a short walk down leafy Greendale to 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. The Kerfield Arms has been awarded a Michelin Star! There are plenty of shops nearby including a host of independent food shops on Camberwell Church Street and Camberwell Green, plus a new, modern library and playground. 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 nearby too. The elegant Dulwich Park and Brockwell Park are also a short bicycle ride away as are the endless attractions of Brixton and Herne Hill.

Tenure: Freehold

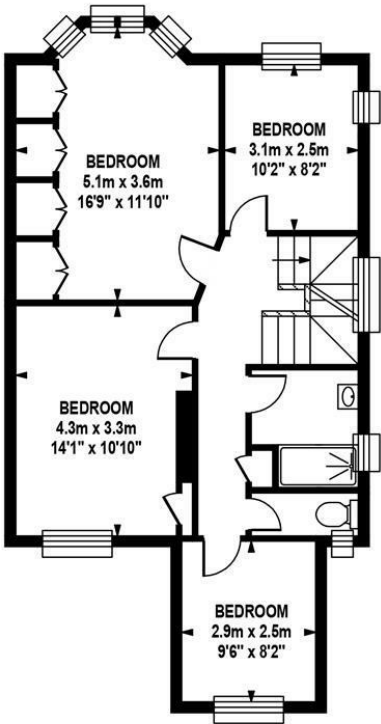
Council Tax Band: F

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FREEHOLD



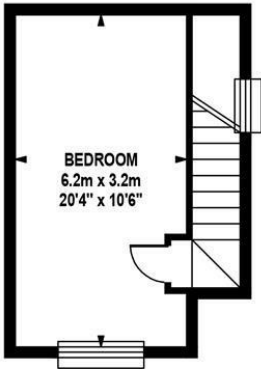
GROUND FLOOR

Approximate Internal Area :-
81.85 sq m / 881 sq ft



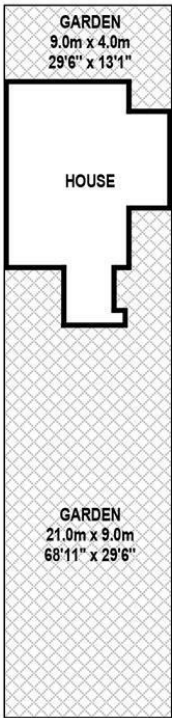
FIRST FLOOR

Approximate Internal Area :-
65.40 sq m / 704 sq ft



SECOND FLOOR

Approximate Internal Area :-
23.13 sq m / 249 sq ft



SITE PLAN

TOTAL APPROX.FLOOR AREA

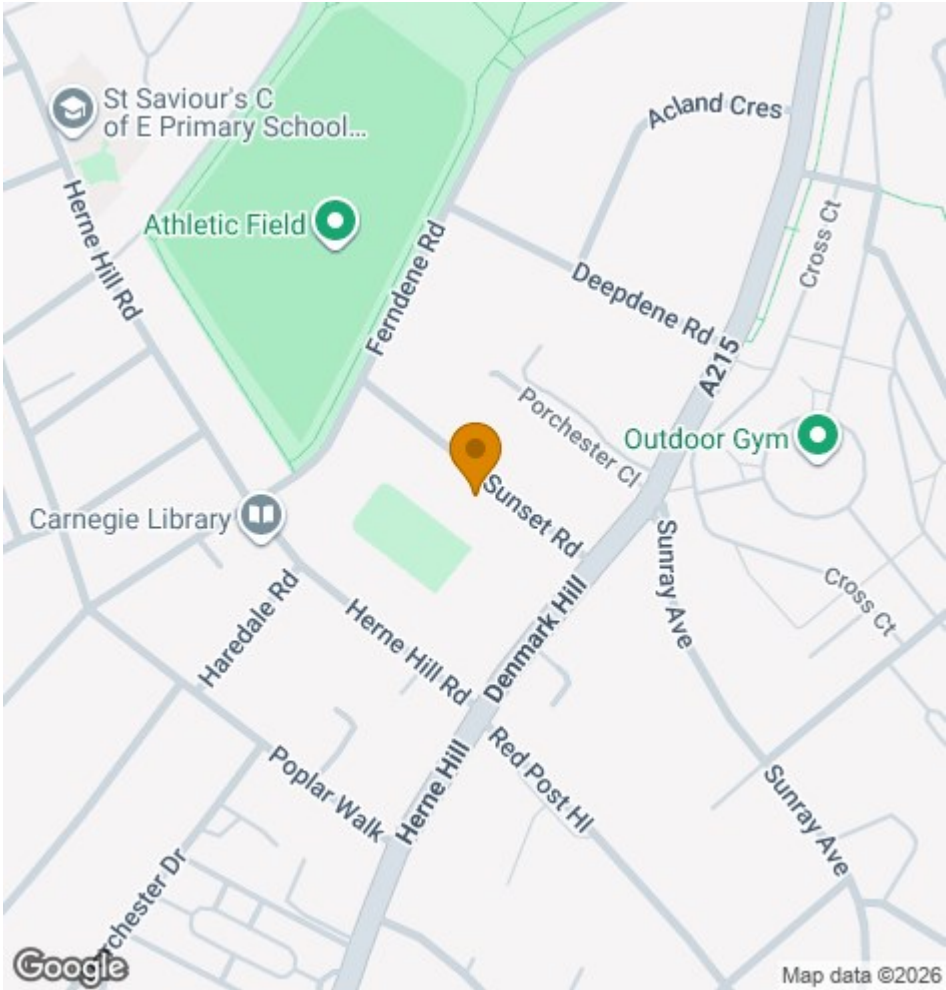
Approximate Internal Area :- 170.38 sq m / 1834 sq ft
Measurements for guidance only / not to scale

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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	78
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		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.



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