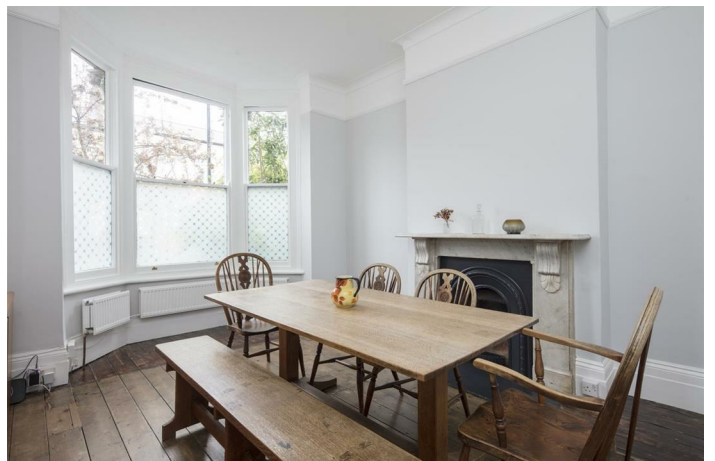


CROFTON ROAD, CAMBERWELL, SE5  
FREEHOLD  
OFFERS IN EXCESS OF £1,500,000



## SPEC

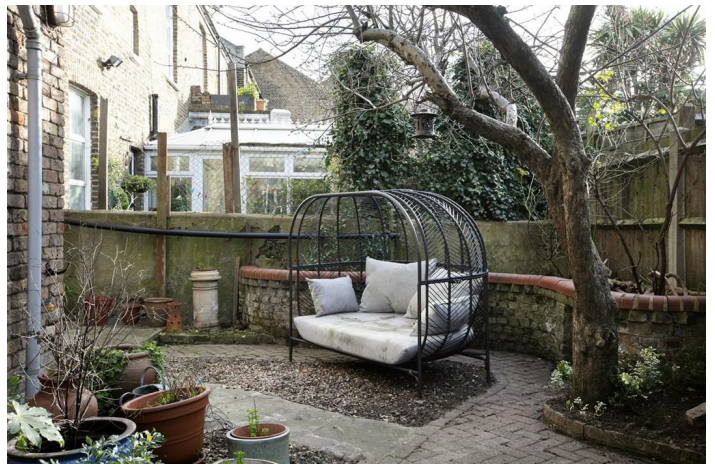
Bedrooms : 4  
Receptions : 3  
Bathrooms : 2

## FEATURES

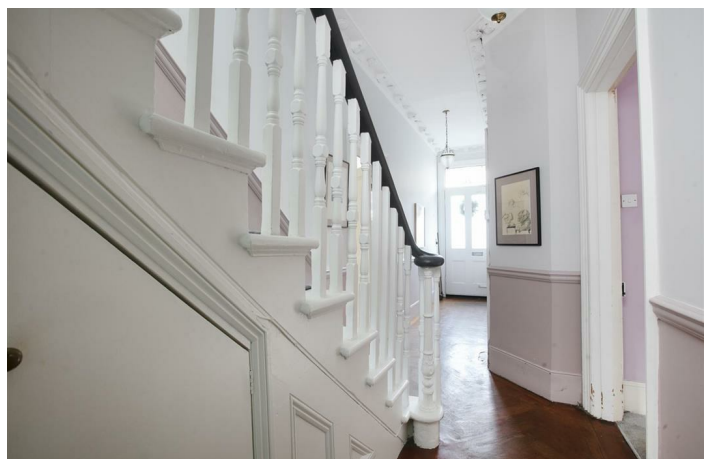
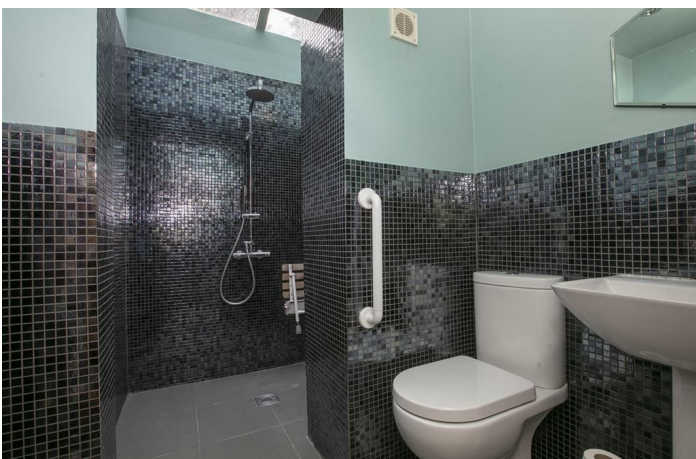
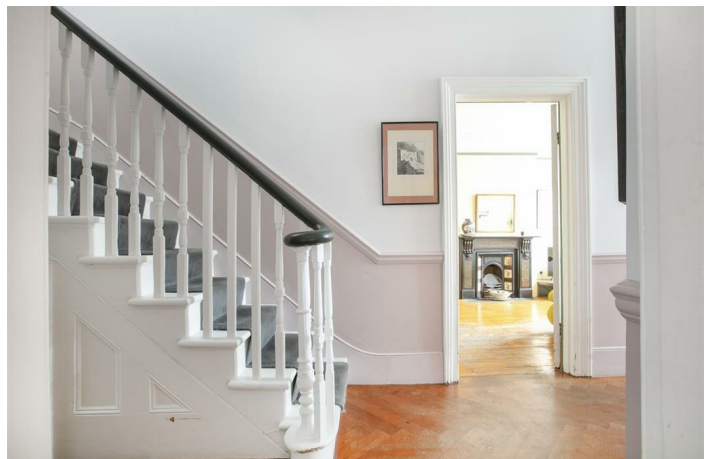
Original Features  
Circa 1900 Sq Ft  
Large Storage Cellar  
Pretty Front and Rear Gardens  
Freehold



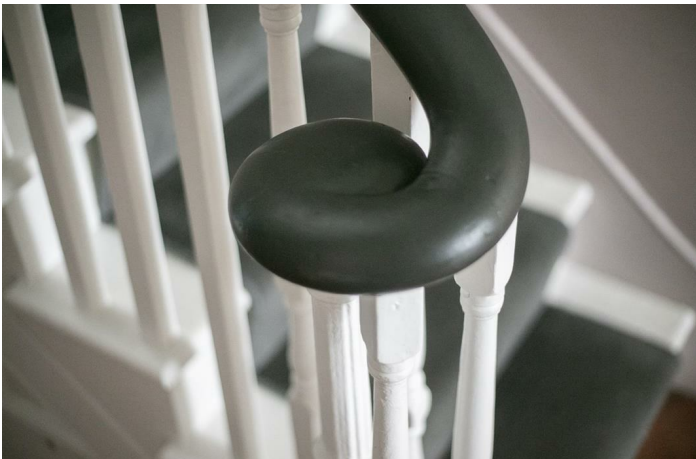
CROFTON ROAD SE5  
FREEHOLD



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FREEHOLD



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FREEHOLD



CROFTON ROAD SE5  
FREEHOLD



Double-Fronted 3/4 Bedroom Victorian Home circa 1900 sq ft on Best Street.

A stunning, double-fronted beauty with impressively proportioned, symmetrical and abundant accommodation over two wonderful floors. You'll enjoy high ceilings, wide bay windows, original cornicing and some sublime original feature fireplaces. The accommodation currently comprises three large reception rooms, vast kitchen/diner, three double bedrooms, fourth bedroom currently arranged as a second kitchen/diner, two shower rooms, wc and a large head-height storage cellar. A large storage loft offers exciting potential to further extend the accommodation - subject to planning permission. Crofton Road is a mature, popular street that rises gently from Peckham Road to Lyndhurst Grove and sits within a pleasurable five minute ramble of bountiful Bellenden Village. Transport is a cinch with Peckham Rye Station a seven minute stroll for swift, regular services to London Bridge, Victoria, Elephant and Castle, Blackfriars, Farringdon, Shoreditch and oodles more. Your social life will buzz with the nearby bustle of Camberwell, Peckham, East Dulwich and Queens Road.

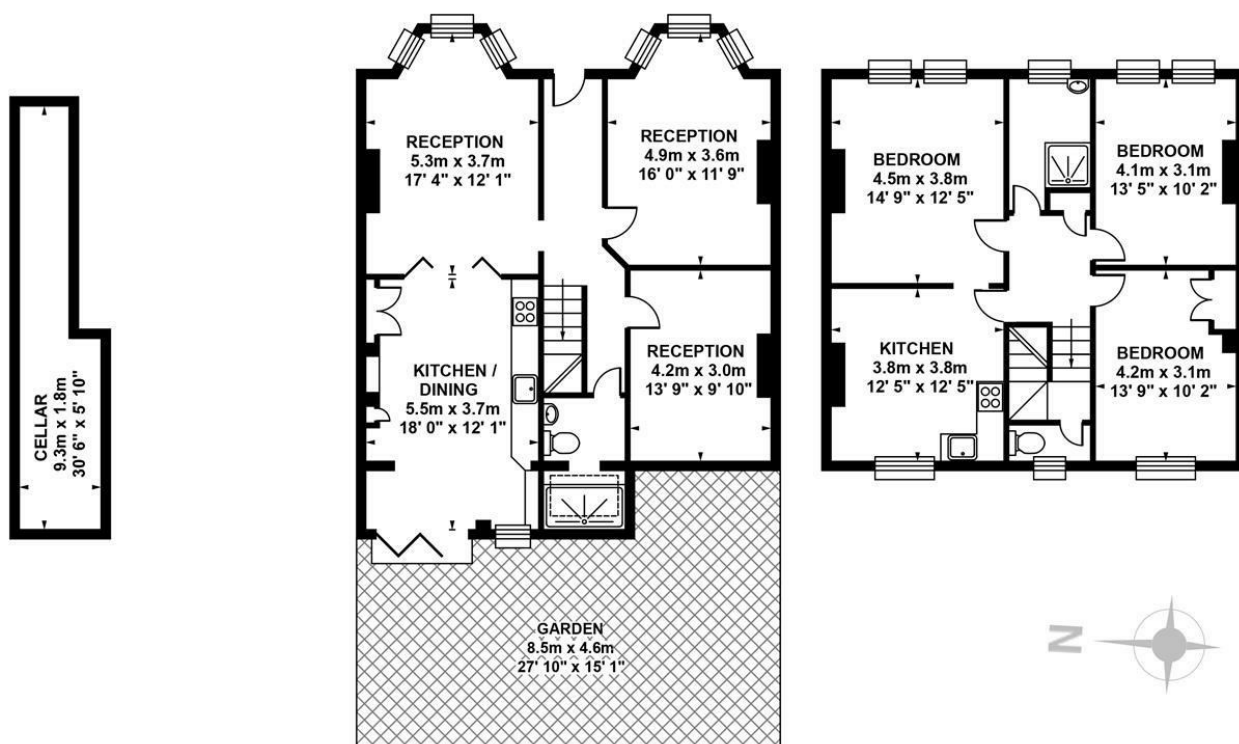
You're greeted gracefully by a most handsome exterior with twin bay windows and plenty of mature greenery. The inner hall enjoys solid parquet flooring, high ceilings and original cornicing. To the left you meet a lovely living space that spans over 400 sq ft. The lounge section has picture rails, cornicing and a gorgeous fireplace. To the rear you find a wide kitchen/diner fit for a banquet. Bi-fold doors separate the space and there are glass sliding doors leading out to the garden. This is paved and pleasant with curved planter beds, mature trees and two separate patios.

The far side of the hall supplies two large reception rooms. The room to the front dips into a further bay window while the rear room has more cornicing and a lovely garden view. You'll find access to the large lower ground floor under the stairs and a modern wetroom completing the ground floor. Heading upward you'll notice a fantastic original curled hard wood banister. The upper landing has stripped original timber floors that continue into all the main first floor rooms. To the front sit two bright, neutrally decorated rooms, each with twin Italianate arched sash windows. The righthand room also enjoys a feature fireplace. To the rear you meet the fourth double bedroom which is currently arranged as a kitchen - with sink, counter space and oven. A further double bedroom sits on the far side of the hall with garden views and yummy walls. Completing the tour is a large front aspect fully tiled wet room and handy wc on the rear return.

The South London Gallery Cafe is great for impressing visitors with! Rye Lane is tantalisingly close for any amount of culture. For coffee, croissants, books, antiques, flowers and dry cleaning services, go no further than Bellenden Village (a 3 minute walk). We love Petitou, The Victoria Inn, Ganapati and The Begging Bowl. The Bussey Building has some fab rooftop bars and even a cinema! The highly considered Villa Nursery is as close - now that's an easy morning drop off! The area has easy access to Peckham Rye (zone 2 and a brisk 5 minute walk) and Denmark Hill stations (also zone 2 and about a 12 minute walk away) for services to London Bridge, Victoria and Blackfriars. The London Overground whizzes you to Clapham, Shoreditch and Canada Water for the Jubilee Line. A whole variety of buses run into town along Peckham Road, just five minutes away. The wide open green spaces of Peckham Rye Park are also within easy reach. Even closer is the very lovely Warwick Gardens. It's a fine spot for a read of the papers.

Tenure: Freehold

Council Tax Band: E



**LOWER GROUND FLOOR**

Approximate. internal area :  
13.17 sqm / 142 sq ft

**GROUND FLOOR**

Approximate. internal area :  
86.71 sqm / 933 sq ft

**FIRST FLOOR**

Approximate. internal area :  
74.76 sqm / 805 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 174.64 sqm / 1880 sq ft

Measurements for guidance only / Not to scale

**CROFTON ROAD SE5**  
FREEHOLD

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>84</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <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) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| 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.

