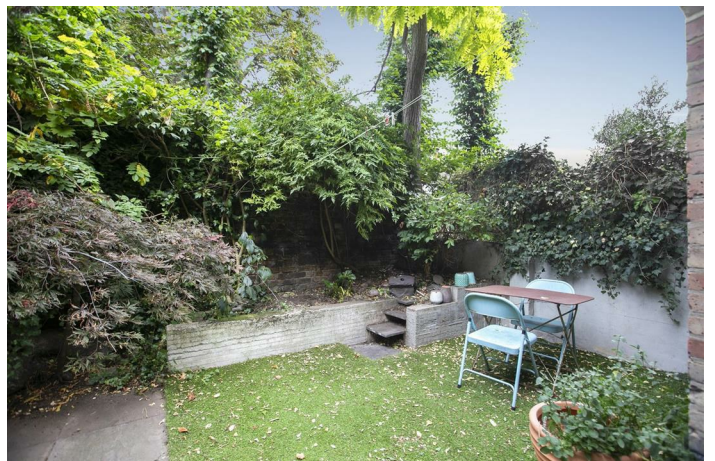


LINNELL ROAD, CAMBERWELL, SE5

FREEHOLD

£1,175,000

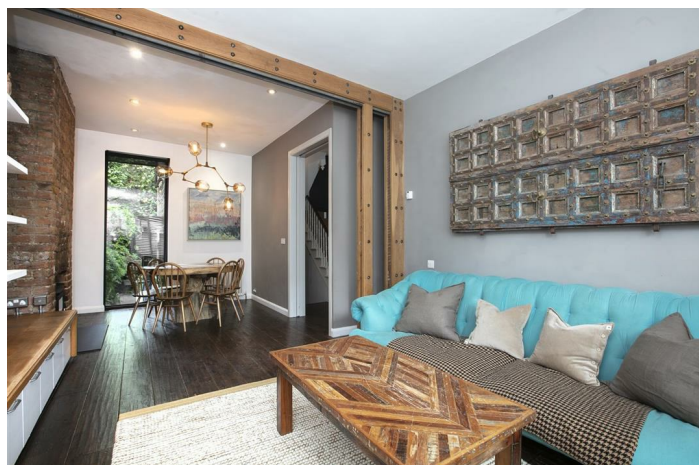
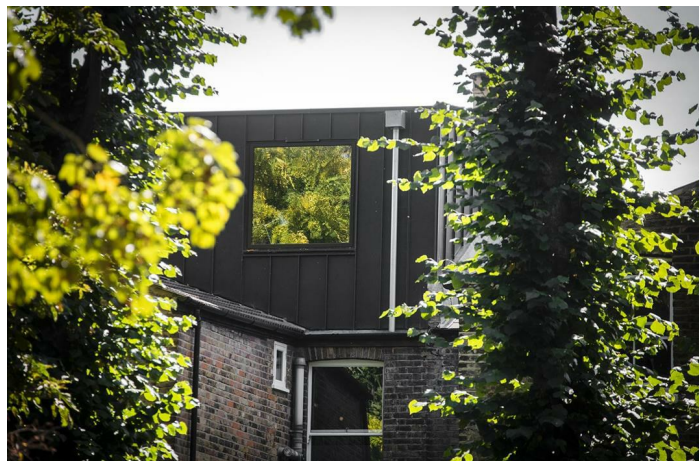


SPEC

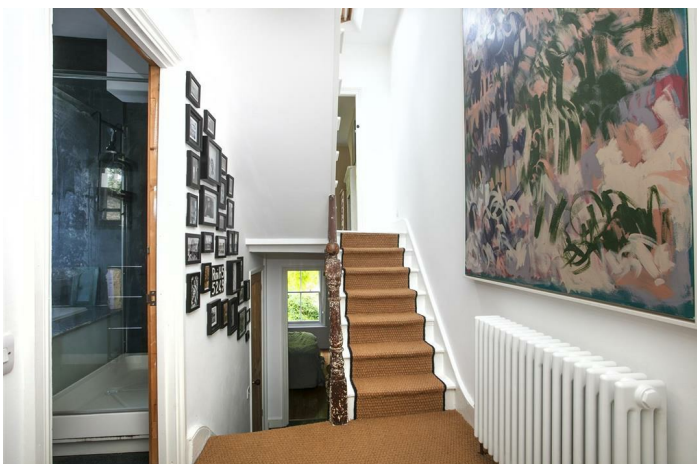
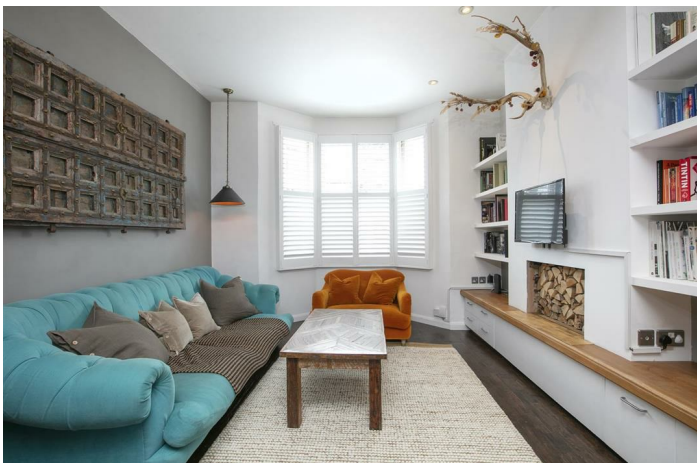
Bedrooms : 4
Receptions : 1
Bathrooms : 1

FEATURES

Amazing Zinc-Clad Loft Extension
Park Views on all Upper Floors
Peaceful Yet Convenient Location
Tonnes of Bespoke Storage
Period Features
Freehold



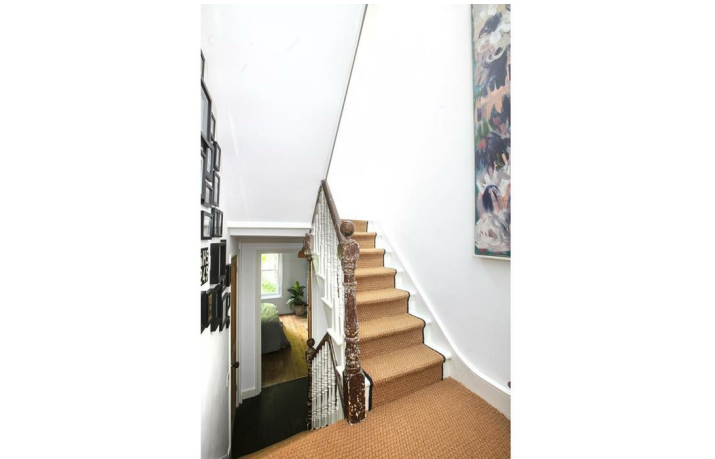
LINNELL ROAD SE5
FREEHOLD



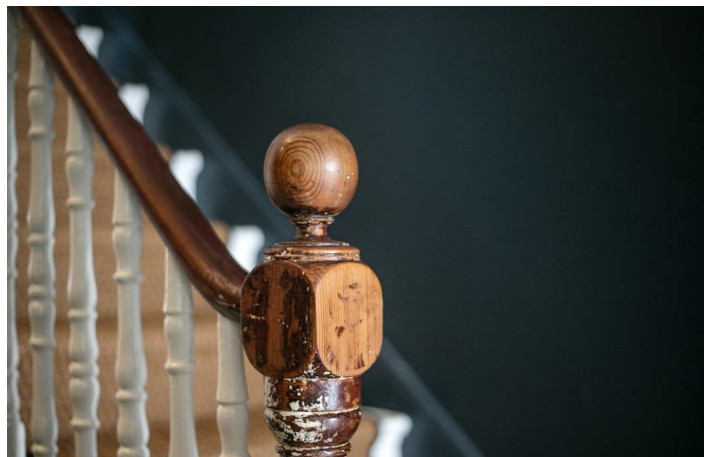
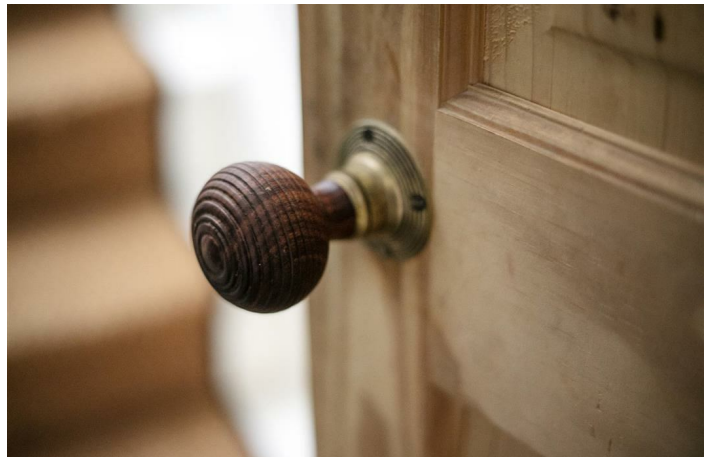
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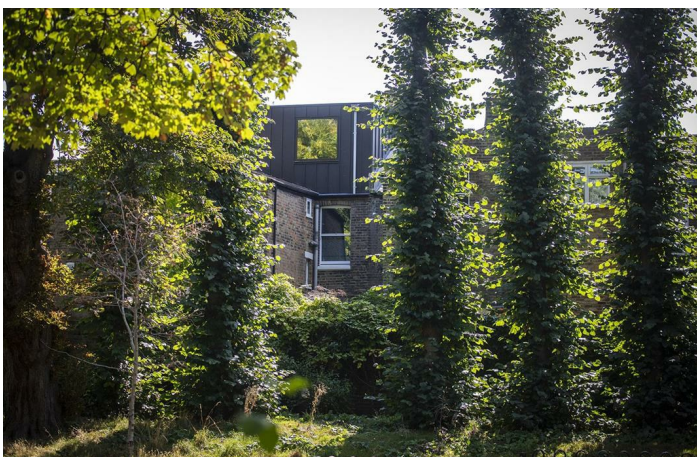
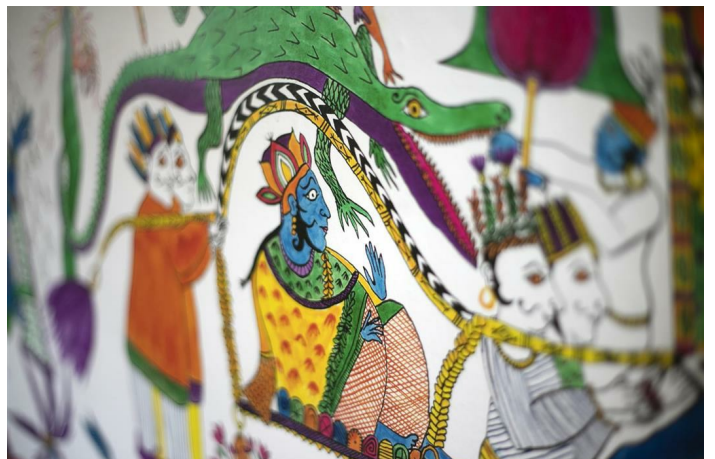
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FREEHOLD



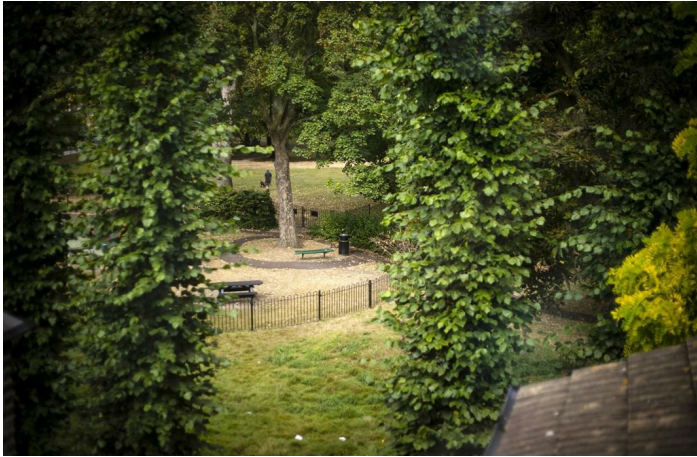
LINNELL ROAD SE5
FREEHOLD



LINNELL ROAD SE5
FREEHOLD



LINNELL ROAD SE5
FREEHOLD



Excellent Extended Four Bedroom Victorian Home With Gorgeous Park Views.

This fantastic four bedder has been expertly arranged to maximise some glorious leafy park views. All the rear rooms supply a peaceful, idyllic, mature vista! Over three dishy floors (including a magnificent Zinc-clad loft extension) the accommodation generously comprises a large double reception, bright and bold contemporary kitchen/diner, four impressive double bedrooms (all with bespoke storage and pleasant aspects), family bathroom and two swanky wc's. There's a lower ground floor cellar and a healthy sprinkling of original features - picture rails, cornicing and feature fireplaces. To the rear you find your garden is compact but perfectly formed and peaceful. The location is highly prized being within moments from Bellenden Village, Camberwell and Peckham. Even closer is the very lovely Lucas Gardens. Transport links abound with nearby Denmark Hill Station and Peckham Rye Station (both a 12 minute walk) and any number of bus routes on nearby Peckham Road. It is also a 25 minute cycle into town.

A well presented exterior with original decorative stucco work sits behind a walled front garden with pretty trellising. The inner hall runs generously forth with high ceilings, picture rails and cornicing. Textured wooden floors continue through a long recessed sliding door to the double reception which boasts both front aspect wide bay window and a fab floor to ceiling contemporary picture window the rear. A chimney breast with exposed brick frames a wood burning stove with tasteful slate tiled hearth. To the front of the space there's ubiquitous shelving atop a wide wooden unit with recessed alcove - it's the perfect hub for your viewing pleasure.

Further along the hall you descend a half flight (past the understairs cellar access). Next comes the kitchen/diner which has a splendid side aspect contemporary floor-to-ceiling bay window - such a perfect spot for family dining. Plentiful cabinets and counter space run on two walls. Integrated appliances include fridge/freezer and dishwasher and the laundry cupboard sits on the rear wall. Venture out to the garden from here to enjoy a sweet leafy oasis - it's the perfect spot for a morning coffee or an evening vino.

Upward to the first floor (via an original staircase - painted white and with hard-wearing Sisal carpet). The first return hosts a lovely quiet double bedroom with the first of those fairy tale park views. Exposed brick chimney and neat contemporary storage add to the charm. A bijou but beautiful wc next door has handmade Moroccan 'Zellige' floor tiles, lively wallpaper and low level storage under the wash hand basin. The first landing enjoys more Sisal flooring and two separate storage points. A handsome full-width double bedroom fronts the street with two wooden framed double glazed sash windows. There's an eye-catching period feature fireplace with contemporary tiling flanked on either side by storage units. A walk-in wardrobe offers yet more space for shoes!

Upward bound you meet another lovely double bedroom on the upper return. Park views and dappled shade make it a wonderful place to relax. There's a period feature fireplace, white painted timber floors and dainty original period storage. A handy wc sits next door boasting vibrant 'Pierre Frey' designer wallpaper, brass taps and a chunky wooden beehive doorknob. These delightful door adornments are graciously abundant throughout the house.

At the summit of the runner-clad stairs you find a super-deep storage space with yummy wooden doors and track lighting. The upper landing is wide and bright thanks to a contemporary skylight. Last but most certainly not least comes that bountiful upper bedroom which frames a most special park panorama through a signature square picture-window - it is truly a sight to behold! An integrated desk and matching storage supply the perfect work from home spot and there's tonnes of space left for slumber.

There's a handy local shop within seconds of your front door (great for milk and the like). South London Art Gallery and Camberwell College of Arts are minutes away for a spot of cultural activity. For those with small children, Lyndhurst Grove Primary is very close. Going to work? Reach Peckham Rye or Denmark Hill stations in 12 minutes on foot for frequent, fast services to Victoria and London Bridge. The London Overground further increases your connectivity to the tube network. You can get to Clapham High Street in a mere five minutes. Shoreditch and Islington are easy and Canary Wharf (via Canada Water) will take around 15 minutes. Grab one of the many buses running along Peckham Road (moments away); these will take you pretty much anywhere you want to go! Settle the weekly shop at Dog Kennel Hill Sainsbury's, just two minutes in the car.

Tenure: Freehold

Council Tax Band: E



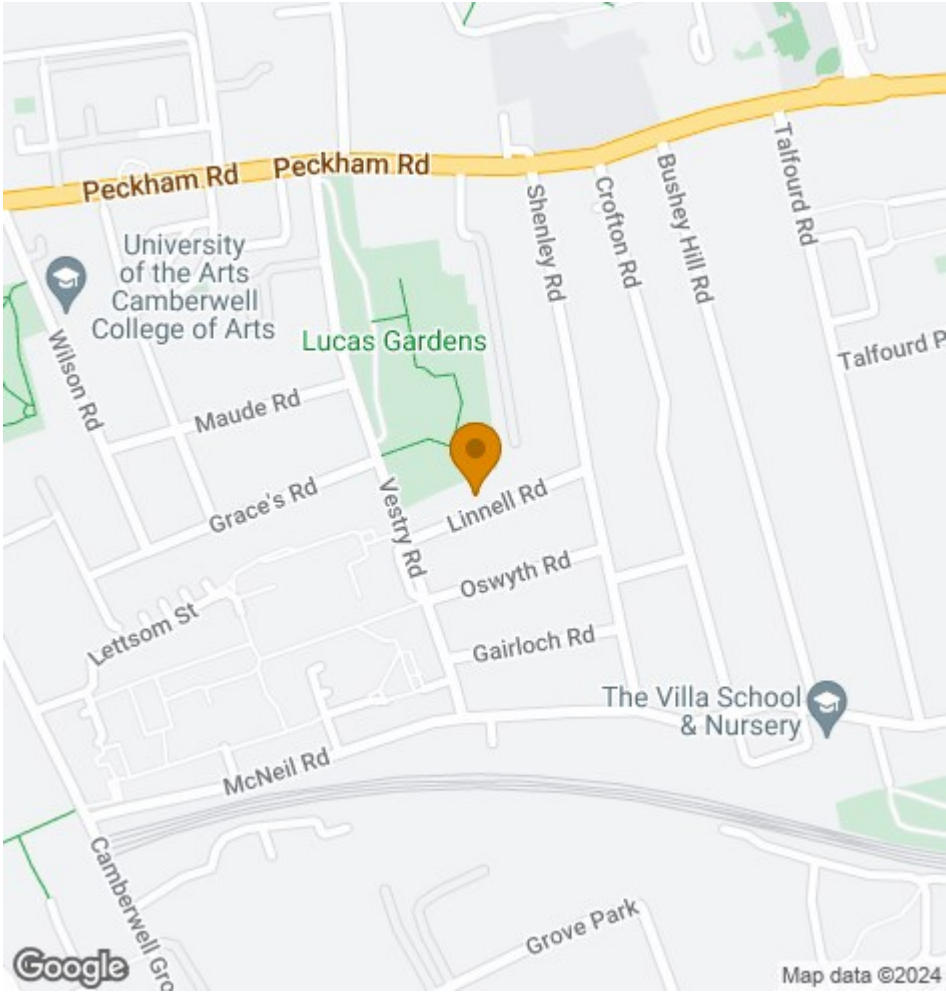
TOTAL APPROX FLOOR AREA
Approximate, internal area : 142.85 sqm / 1537 sq ft
Measurements for guidance only / Not to scale

LINNELL ROAD SE5
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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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