

SHENLEY ROAD, CAMBERWELL, SE5
LEASEHOLD
£600,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 165 years remaining

Service Charge : None

Ground Rent : £75 per annum

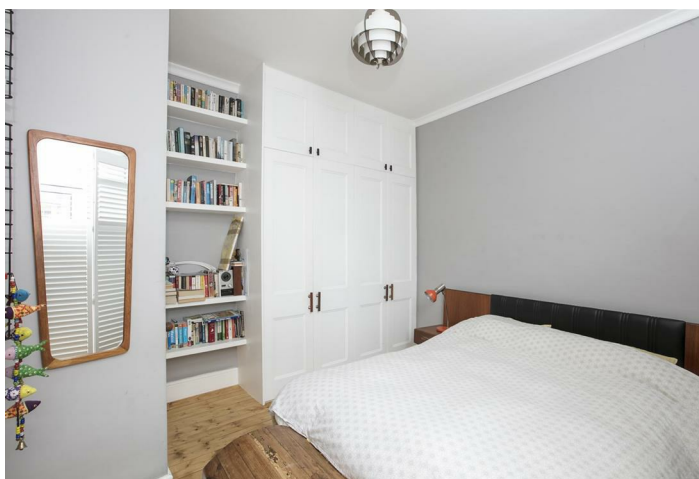
FEATURES

Two Private Gardens

Storage Cellar

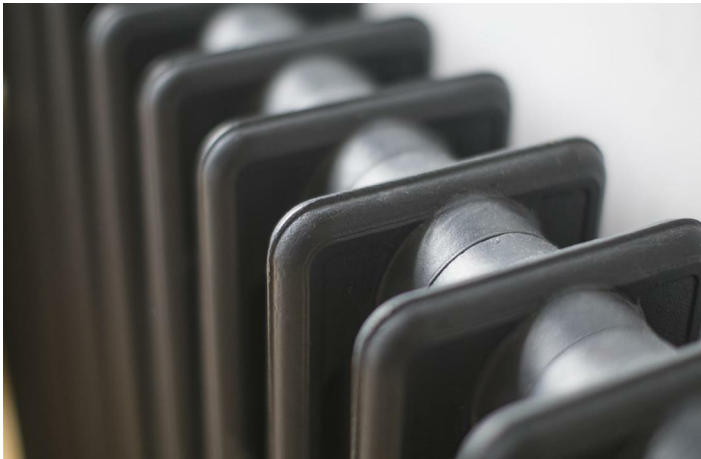
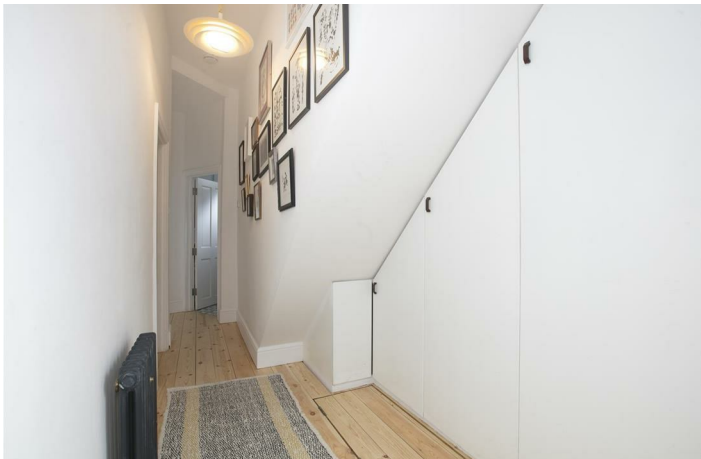
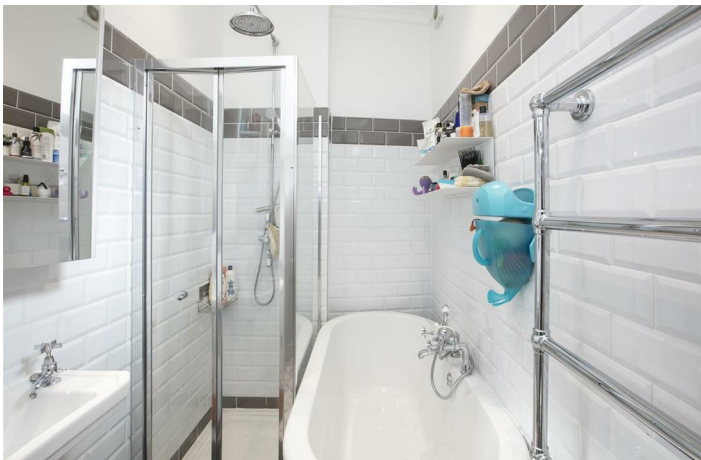
Private Entrance

Slick Decor



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Excellent Two Bedder With Stylish Decor and Two Separate Private Gardens

Beautifully spacious, perfectly placed, oodles of storage and two separate private gardens - this splendid two bedder really has it all! It sits on the coveted corner of Shenley Road and Lyndhurst Grove, within a few minutes stroll of Bellenden Village, Warwick Gardens and the Camberwell Grove Conservation Area. The accommodation sprawls to include two double bedrooms, bathroom and a huge living space/kitchen. You further benefit from a large storage cellar, private entrance and side access point. The seemingly endless social and culinary attractions of Peckham and Camberwell are each walkable as are some fantastic transport links at Peckham Rye Station including swift services to London Bridge, Elephant & Castle, Blackfriars, Clapham and Canada Water for the Jubilee Line.

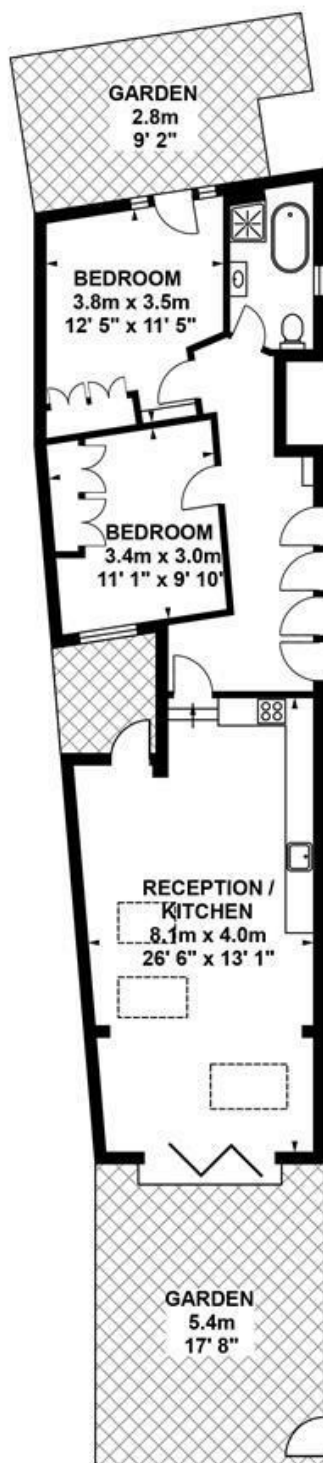
Enter on the Lyndhurst Grove side into a large L-shaped hall with neutral decor and some lovely stripped pine floor boards. Access to the storage cellar is offered via a neat hatch. Head right to find the first double bedroom which enjoys access to the paved patio garden. High wooden fencing and abundant mature flora afford you privacy and peace. The bedroom has double built-in wardrobes and plenty of shelving. Your handsome bathroom sits next door with a swanky walk-in shower, period style suite and a large roll top bath. There's yummy modern floor and wall tiles and a chrome heated towel rail.

Your second double bedroom comes next along the hall with more fitted storage, high ceilings and pine floorboards. The radiators, as throughout, as solid cast iron school house style. Back at the entrance, you descend three steps to find that jaw dropping living area which stretches a cool eight metres. Your kitchen cabinets are high gloss steely grey. There's a four ring gas hob, oven, ceramic sink, integrated dishwasher and space for the washing machine. Your counters are solid oak. As the space widens it allows for a decked light well on the left hand side - perfect for some potted plants. The dining and seat areas stretch forth with three separate overhead skylights and a wall of sliding glass doors supplying a wealth of daylight. The rear doors frame your beautiful rear garden which is not overlooked and boasts some raised planters and a side access point - summer ahoy!

South London Gallery and Camberwell College of Arts, plus the quirky Bellenden Road shops, are at your fingertips. You have all sorts of buses at the end of the road travelling into and across London with night services too. A 10 minute walk has you at either Denmark Hill or Peckham Rye mainline stations (both Zone 2) with services to Victoria, Blackfriars, Farringdon and beyond, (to St Albans and even Stanstead!), or east to London Bridge and Cannon Street. Dulwich Foundation schools are easily accessible by bus or car. The area is also home to one of London's best hospitals, Kings College, which is a 10-minute walk away. Camberwell enjoys an eclectic variety of independent food stores and a number of excellent bars and restaurants including the Crooked Well on Grove Lane and the award-winning Camberwell Arms which does a cracking Sunday lunch. The renowned Hermit's Cave is just one of the many great pubs in the area.

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GROUND FLOOR

Approximate. internal area :
68.20 sqm / 734 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 68.20 sqm / 734 sq ft

Measurements for guidance only / Not to scale

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LEASEHOLD

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		
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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