

DE CRESPIGNY PARK, CAMBERWELL, SE5
LEASEHOLD - SHARE OF FREEHOLD
£450,000



SPEC

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Lease Length : 964 years on the underlying lease

Service Charge : £1195 per annum

Ground Rent : n/a

FEATURES

Wonderful High Ceilings

Newly Refurbished

Large Leafy Shared Garden

Modern Kitchen and Bathroom

Share of Freehold



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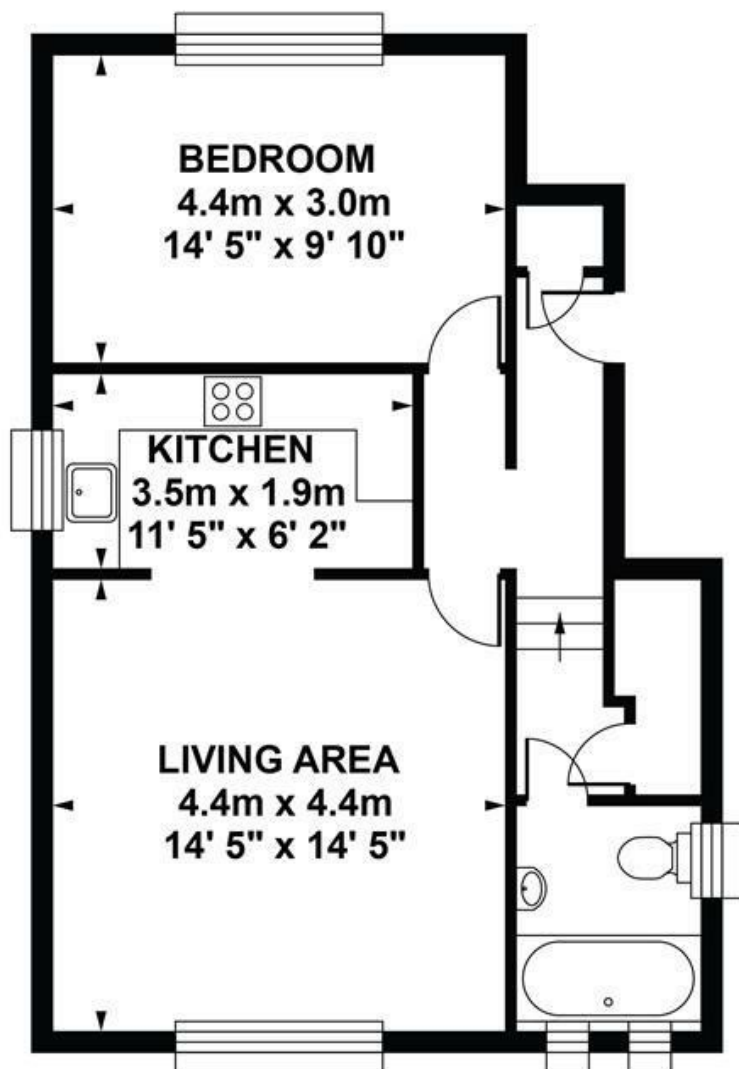


Beautifully Presented One Bedroom Victorian Conversion With Large Shared Garden - CHAIN FREE.

Enjoying notably high ceilings and a recent, tasteful refurbishment, this bright and spacious one bedder will have you at hello. Spanning the raised ground floor of a stately-looking detached Victorian building, it comprises a generous living area with adjoining contemporary kitchen, light and airy double bedroom and a handsome bathroom. There's plenty of storage and you'll benefit from some really special original sash windows. A positively huge shared rear garden supplies all the leafiness anyone could need. De Crespigny Park leaves you perfectly placed for the amenities of Camberwell, East Dulwich and Herne Hill. Denmark Hill's zone 2 station (with the fab London Overground Line) is but a five minutes stroll for a hassle free commute! Peckham is easily walkable for a host of other social possibilities and Brixton is easily reached too.

The building sits back from the street behind a well-maintained shared forecourt with off-street parking. Steps lead up to your communal entrance and into a well appointed hallway where you find access to the flat on the right hand side. Inside you meet fresh neutral decor and quality carpeting. The double bedroom faces front through a gloriously illuminating original sash window which supplies a flood of light. Further along the hall you find the rear-facing living space which boasts a tranquil leafy view down the shared garden. A modern kitchen adjoins through an open arch with a four ring gas hob, oven and plenty of cabinet and counter space. Last but not least comes a bright dual aspect white tiled bathroom. There's a deep storage cupboard next to the bathroom and a further spot for coats, brollies and shoes back by the main entrance.

Transport is really great from here. The London Overground is around seven minutes door to platform. There's a fancy ticket hall with lift access to all platforms - great for the maternity leave! Connections to Clapham High Street, Shoreditch, Islington and Canary Wharf (via Canada Water) are all fast, frequent and fabulous. Further, direct, swift services include Victoria, Blackfriars, City Thameslink and St Pancras. Buses abound too - the 68 to Euston, 42 to Liverpool Street and the ubiquitous 176 to Oxford Circus. That's all angles covered! The area is awash with fab bars, eateries and cafes. The Hermit's Cave is great for a pint of Guinness. We love The Camberwell Arms, The Tiger and FM Mangal for a tasty kebab afterwards. The Love Walk Cafe will take care of the morning coffee/hang over cure. Ruskin Park is lovely for a read of the papers or a walk with the dogs/kids. Bellenden Road is also easily walkable and offers a real 'villagey' vibe. Try Ganapati for some world-class Indian food. The Victoria Inn and The Begging Bowl are two other regular haunts. Peckham offers the Bussey Buildings, Frank's Bar and a host of highly considered cafes, bars and restaurants. Brixton's covered food market attracts some top class reviews and there's many more bars to frequent too.



UPPER GROUND FLOOR

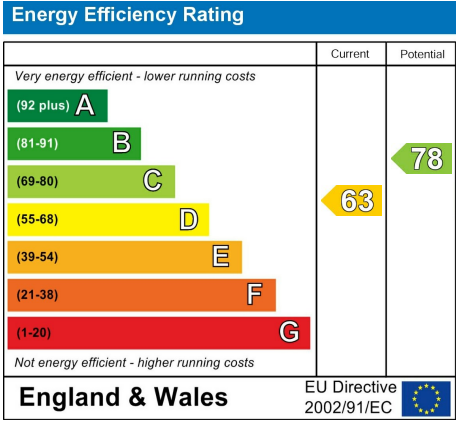
Approximate. internal area :
53.61 sqm / 577 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 53.61 sqm / 577 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.



17 Nunhead Green
London SE15 3QQ
020 7952 0595
sales@woosterstock.co.uk