Wooster & Stock

PECKHAM ROAD, CAMBERWELL, SE5

LEASEHOLD

OFFERS IN EXCESS OF £500,000

SPEC

Bedrooms : 1
Receptions : 1
Bathrooms : 1

Lease Length : 116 years remaining
Service Charge : £1370 per annum
Ground Rent : £350 per annum

FEATURES

Double Bedroom and Large Study
Excellent Stylish Finish
Private Garden
Top Location
Leasehold

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Tastefully Presented One Bedder With Large Study/Spare Room and South Facing Private Garden - CHAIN FREE.

Find this fantastic one bedroom pad with additional study/spare room in one of Camberwell's best spots! There's a top notch integrated contemporary kitchen with Quartz counters, raw metal school house radiators and a super stylish bathroom with German matt black fixtures and fittings. Wonderful high ceilings afford the flat a lovely sense of space and there's a fab private garden for those summer BBQ's. The accommodation comprises a large, bright reception/kitchen, lovely double bedroom, adjoining study/spare room and a swanky bathroom. The entire building was subject to full scale renovation and conversion 5 years ago and still benefits from a new-build warranty and has since been kept in top condition. From here you can enjoy everything this vibrant area has to offer. The South London Gallery and Camberwell College of Art supplies a wonderfully creative vibe. The bars and eateries of Camberwell, Peckham and Bellenden Village are all easily walkable and you have numerous transport links nearby. Peckham Rye Station, a 10 minute walk) will whisk you to Central London and beyond in no time. The London Overground Line supplies swift services to Shoreditch and the Jubilee Line at Canada Water.

Enter through a shared front garden where steps lead up to your raised ground floor communal entrance. The shared hall is nicely presented and leads to your inner door. Once inside you find super-smart neutral décor and a fancy oblong school house style wall radiator. Turn left to find the double bedroom which fronts the street through a wide bay of double glazed sash windows. There are more swanky radiators and plenty of room for storage and slumber. The bathroom sits next door with some swish matt black fittings, a gleaming white suite, bath and inset shelving for your lotions and potions. The living area faces rear through another bay window. Your kitchen runs along the far wall with granite counters, four ring gas hob, oven, integrated dishwasher, fridge freezer and washing machine. Bi-folding double doors open wide to your adjoining study/spare room which can be incorporated into the overall living space for maximum versatility. This space opens to the garden which is decked and generous.

You're within a stroll of to Bellenden Road with all its useful shops and restaurants (including the wonderful Ganapati). There is a super bookshop, a good dry-cleaners, funky florists, a top boutique and an art gallery (MOCA). In addition to the London Overground line you'll benefit from regular services to Blackfriars, London Bridge and Victoria. Work in the City? Door to door, you can reach Canary Wharf et al in around 20 minutes, or be sashaying down Shoreditch High Street in 30! There's a handy little Sainsbury's within moments for your dinner supplies and any number of other fab bars and eateries in nearby Camberwell. We love The Hermit's Cave, The Camberwell Arms and The Tiger. Peckham supplies The Bussey Buildings, Franks Bar and the fab Rye Lane which is chock-a-block full of social attractions.

Tenure: Leasehold

Lease Length: 116 years

Council Tax Band: A

PECKHAM ROAD SE5

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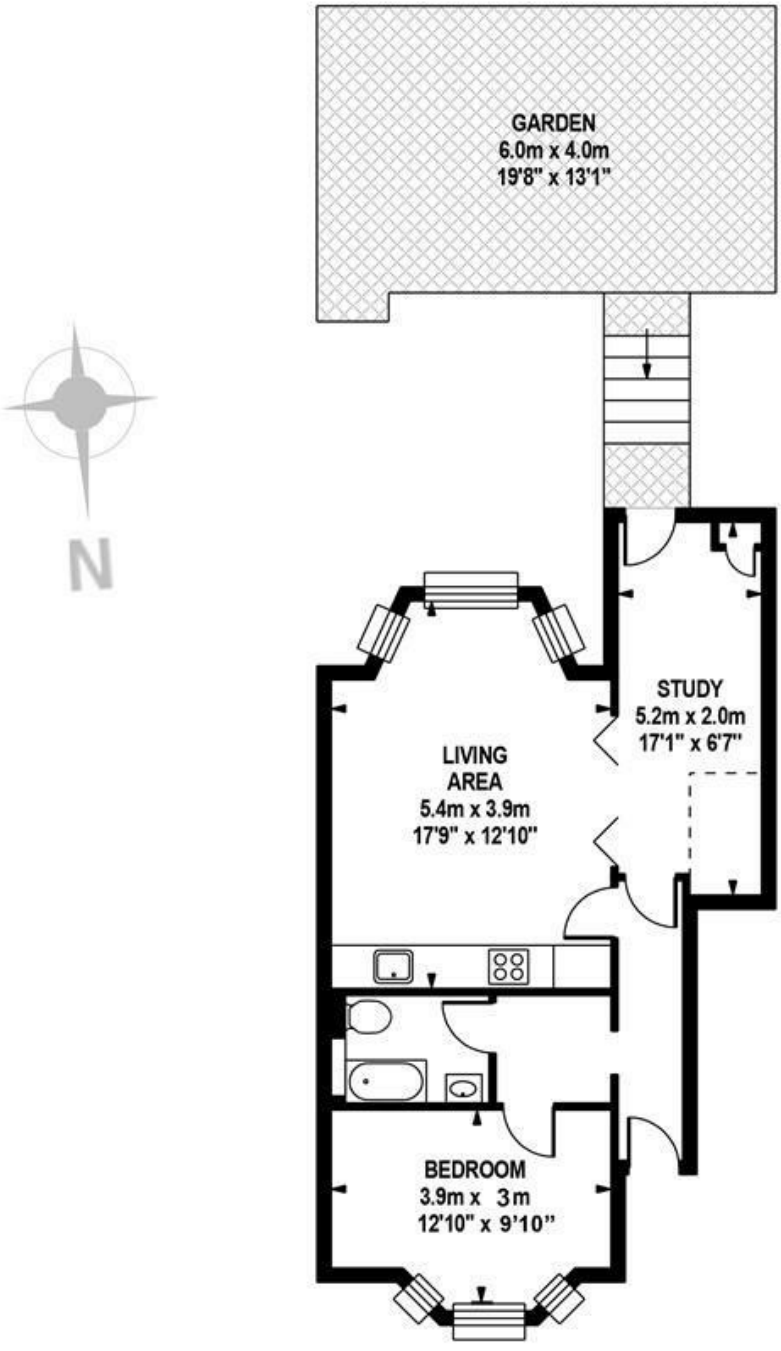

GROUND FLOOR

Approximate Internal Area **50.22 sqm / 540 sq ft**
Measurements for guidance only / not to scale

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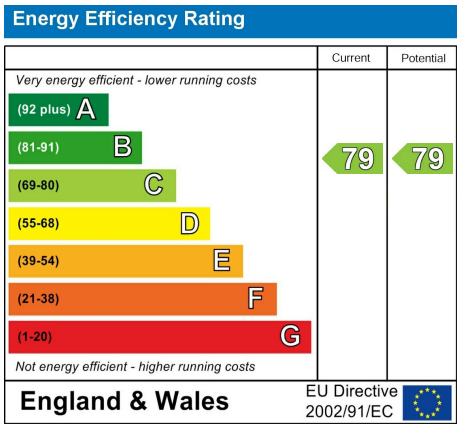
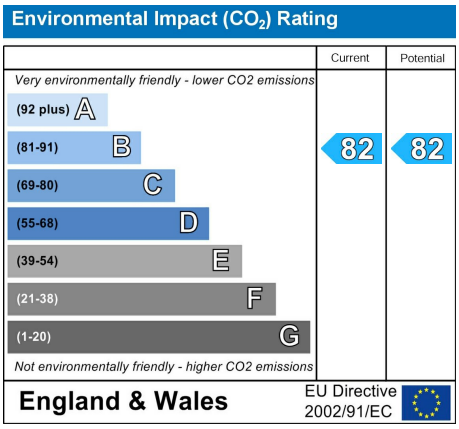
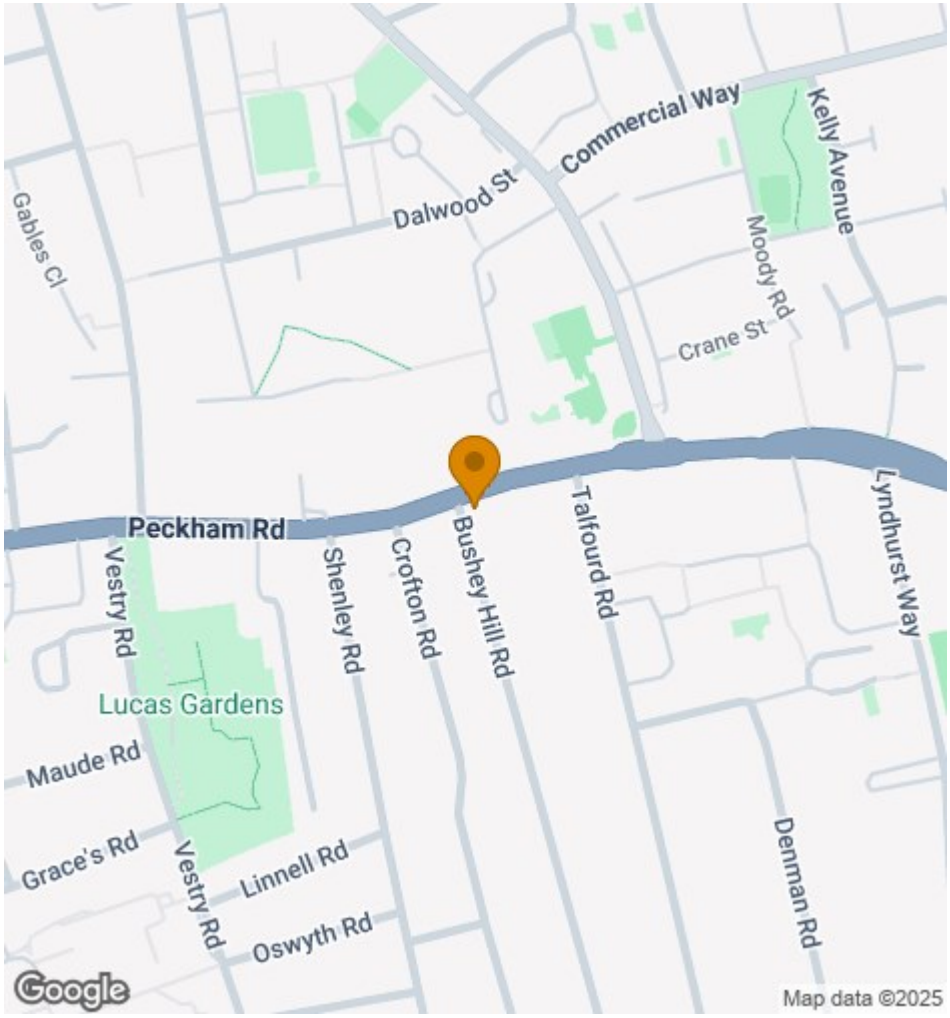




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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