

DE CRESPIGNY PARK, CAMBERWELL, SE5
LEASEHOLD - SHARE OF FREEHOLD
£400,000



SPEC

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Lease Length : 962 years on the underlying lease

Service Charge : £1078 per annum

Ground Rent : n/a

FEATURES

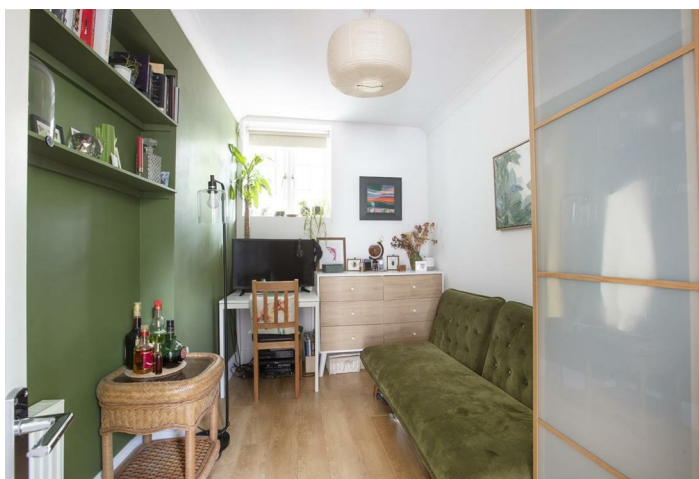
Wonderful Shared Garden

Close to all Amenities

Contemporary Bathroom

Share of Freehold

Virtual Tour Available



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Handsome Period One and a Half Bedder With Lovely Shared Garden.

Enjoying a peaceful yet supremely convenient setting, this well presented one bedder benefits from a bright living space, study and modern bathroom. Facing over a particularly lovely shared garden the property also has the use of communal storage. 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 property sits on the lower ground floor of a dishy, double fronted, detached Victorian building and is accessed to the rear. Your entrance hall boasts wood effect flooring and neutral décor. Immediately on your left you find a newly refurbished bathroom with lovely wall tiling, contemporary white suite, slate floor tiles, matt black fixtures and a shower over the full-length bath. Next comes the study which enjoys olive green walls, a front aspect casement window and plenty of space for working from home. Two further casement windows in the hall keep things light and airy. The bedroom will comfortably host a double bed and oodles of storage. Last but not least comes a bright, dual aspect living area which benefits from garden views. The kitchen runs into an L with wooden counters, integrated fridge freezer, four ring electric hob, oven and ceramic sink. You'll just love the generous and beautifully lush shared garden. It's a great spot to meet the friendly neighbours.

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 Café 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.

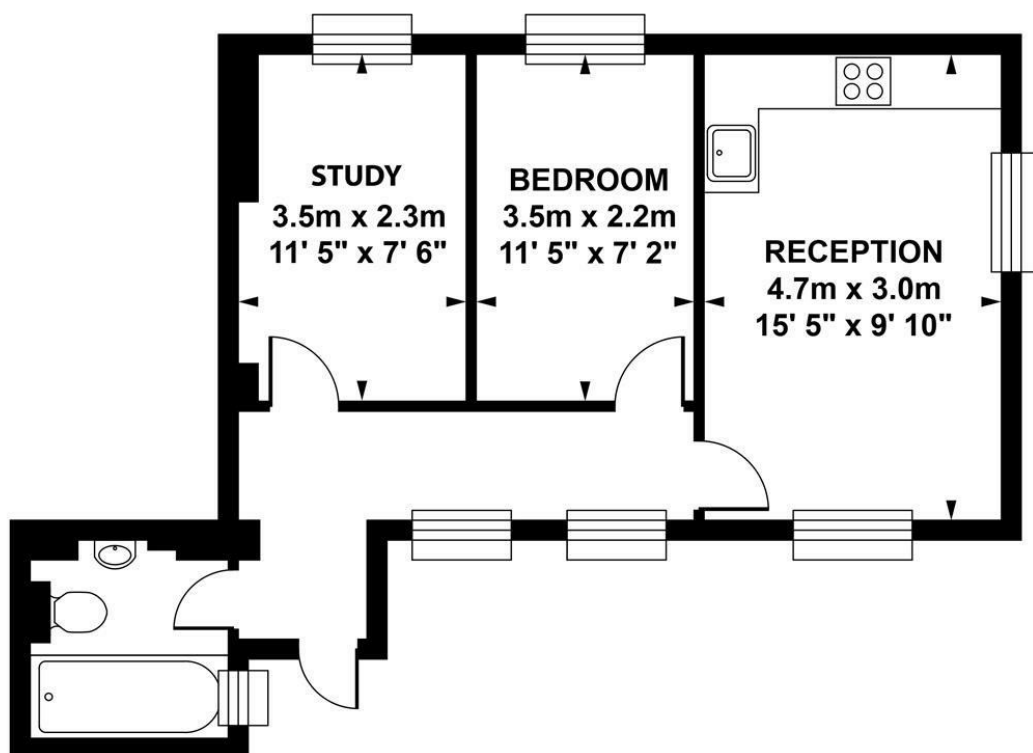
Tenure: Share of Freehold

Underlying Lease Length: 962 years remaining

Council Tax Band: C

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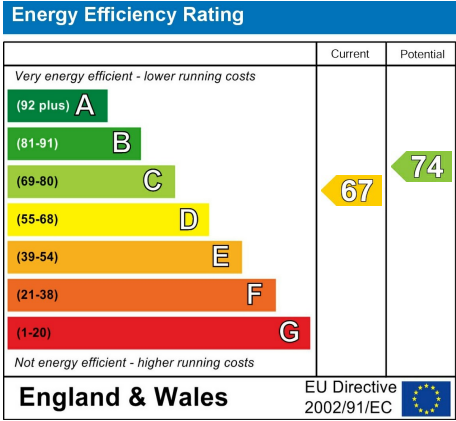


LOWER GROUND FLOOR

Approximate. internal area :
41.29 sqm / 444 sq ft

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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.

