

**COLEMAN ROAD, CAMBERWELL, SE5**  
**FREEHOLD**  
**£650,000**





## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 2

## FEATURES

Sunny Roof Terrace  
South Facing Garden  
Period Fireplaces  
Convenient Location



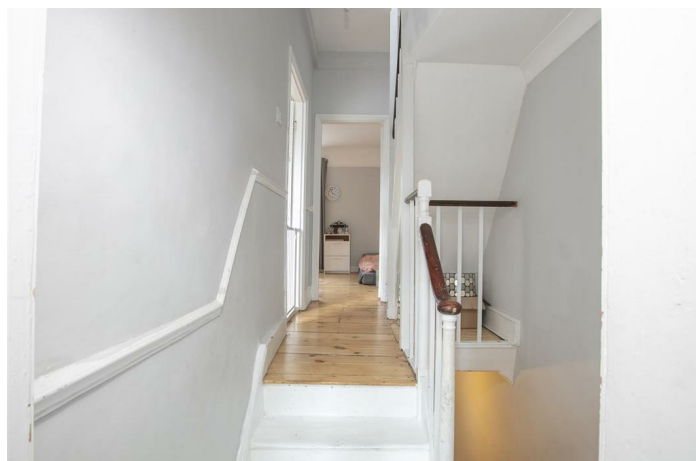
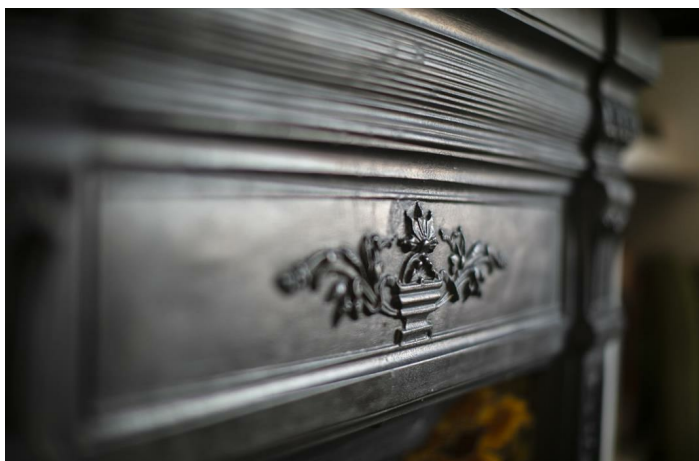


COLEMAN ROAD SE5  
FREEHOLD





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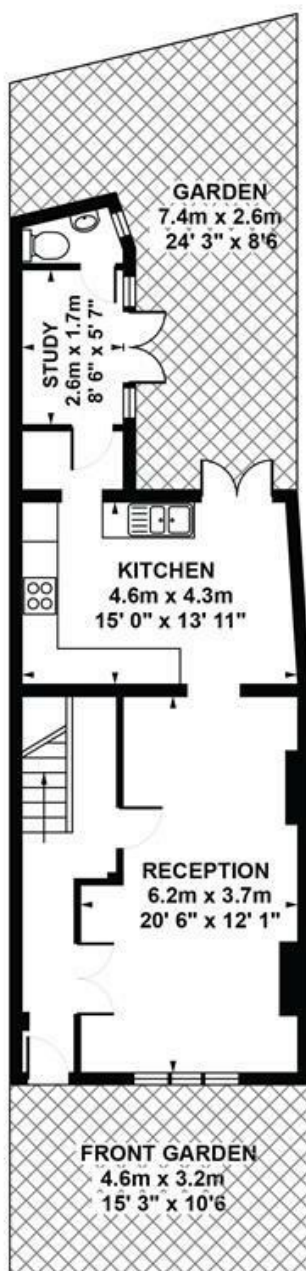


Peaceful Yet Convenient Two Bedroom Victorian Home with Additional Loft Room and Terrace.

Spread over three spacious floors, this well placed Victorian home promises abundant opportunities to place your stamp! With a south facing garden and terrific roof terrace, there's plenty of space for R&R. Accommodation comprises a large double reception with original feature fireplace, kitchen/diner, study, two double bedrooms, bathroom and fab loft room with en suite and access to the roof terrace. Residents of much loved Coleman Road have much to smile about of late with the wonderful Burgess Park, a handy Tesco Metro, gym and an easy journey into central London! Elephant & Castle tube is a quick 10 minute bus away or walk past the tennis courts and rose gardens of Burgess Park to any number of buses to the Holborn, Farringdon, the West End and the City.

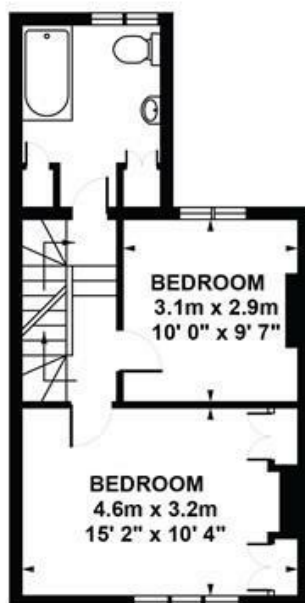
The house sits on the quietest part of Coleman Road next to numerous charming period houses. A front garden leads inward. The reception room enjoys an original feature fireplace and oodles of space for lounging and entertaining. Double doors lead rear to the kitchen/diner which in turn opens to the south facing patio garden. Beyond the kitchen you'll find further dining space which could also be used as a study. Double glass doors lead back into the garden. A handy guest wc completes the ground floor. Upward to the first floor you find a decent sized double bedroom fronting the street with another feature fireplace and fitted storage. The second bedroom, a neat double, has tranquil rear views. A final climb upward reveals the fab loft room which has an en-suite. Double doors open from here to that splendid roof terrace which spans from front to rear making it easy to follow the sun all day!

From here the daily commute is not challenging - with the 136 and 343 buses on your doorstep. For any last-minute groceries after work, the little Tesco with long opening hours 100 metres from your door is super-handy. The house sits neatly between Peckham and Camberwell: Peckham offers all the bars, restaurants and entertainments you could desire plus the ever-so-popular Bellenden Road and the Peckham library and Pulse leisure centre; while Camberwell throws in its share of pubs, bars and restaurants, together with the Camberwell Baths for free gym and swim at the weekends. Tate Modern and other South Bank delights are a 20 minute bus ride away - if the weather remains this good, you can walk there!



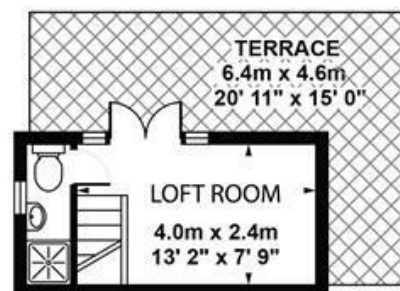
**GROUND FLOOR**

Approximate, internal area :  
51.86 sqm / 558 sq ft



**FIRST FLOOR**

Approximate, internal area :  
36.61 sqm / 394 sq ft



**SECOND FLOOR**

Approximate, internal area :  
10.43 sqm / 112 sq ft

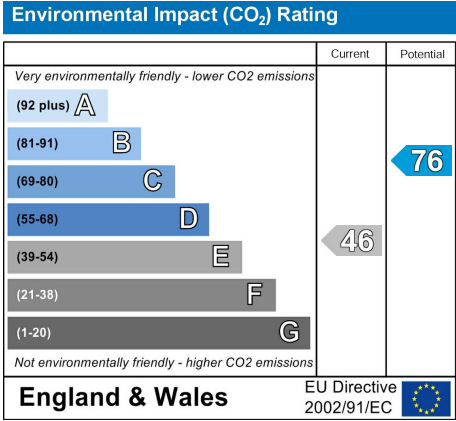
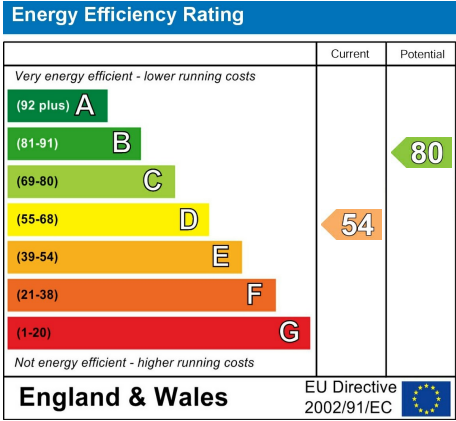


**TOTAL APPROX FLOOR AREA**

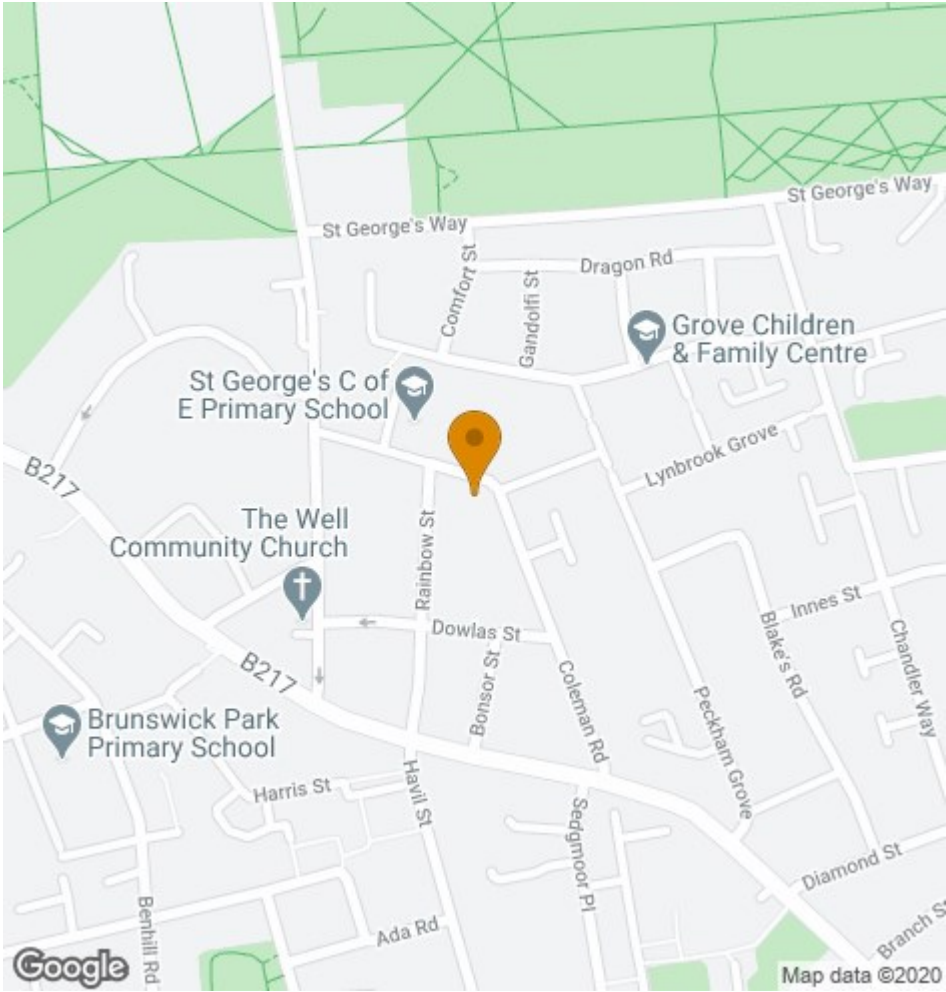
Approximate, internal area : 98.90 sqm / 1064 sq ft

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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