

VESTRY ROAD, CAMBERWELL, SE5

FREEHOLD

£900,000



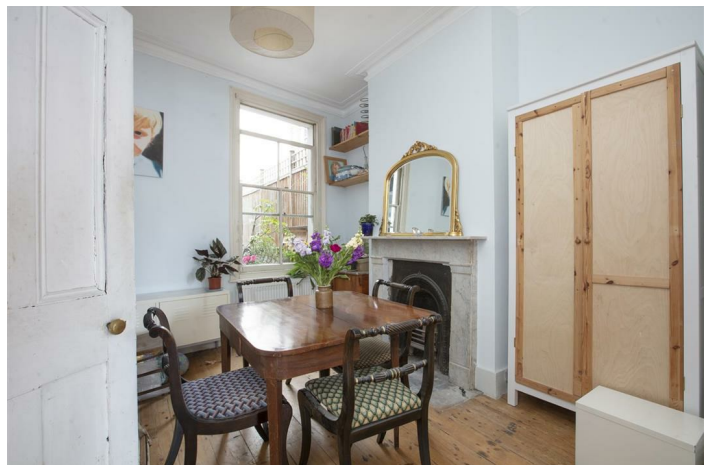


## SPEC

Bedrooms : 3  
Receptions : 2  
Bathrooms : 1

## FEATURES

Wonderful Period Cornicing  
Cast Iron Stove  
High Ceilings  
Secluded Garden With Mature Apple Tree  
Freehold

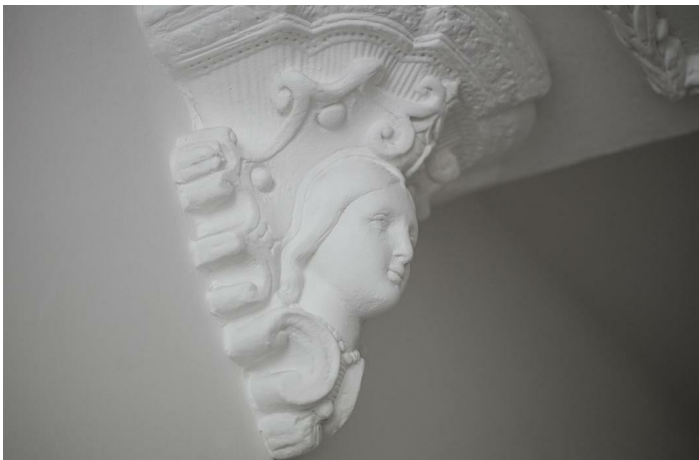




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Three Bedroom Victorian Home With Original Features.

What a delightful opportunity! Sitting at the top end of the much loved Vestry Road, and within a pleasurable stroll of the best of Camberwell and Peckham, this wonderful period home boasts original charm in abundance. You'll enjoy timber floors, fireplaces, picture rails and some of the best preserved Victorian cornicing we've ever seen! The rear garden is suitably well-appointed and enjoys the dappled shade of a mature apple tree. You're within walking of Camberwell's eclectic bounty of bars, cafes. The Camberwell Grove Conservation area is a delight and just around the corner. Bellenden Road is as easily walkable and offers a real 'villagey' vibe. Denmark Hill and Peckham Rye stations each have fast, frequent Victoria services and the fab London Overground Line which offers a handy Jubilee Line connection from Canada Water.

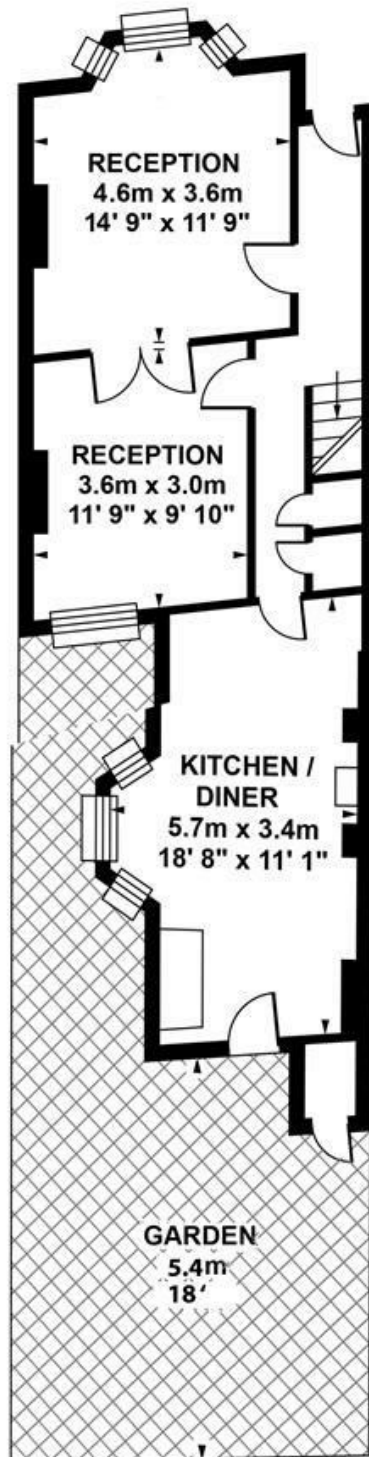
The exterior is handsome and inviting, leading you through a wooden fence to the recessed portico. Inside you find a hall typical of the era with original floorboards, high ceilings and those magnificently maintained cornices of Queen Victoria. The double reception is separated centrally by wide original wooden doors. Both ends have original period fireplaces and lovely ceilings roses with impressive detail. Back in the hall, storage can be had under the original staircase which has been gifted some gorgeous 'Little Green Paint Company' tones. A large kitchen/diner with side bay window and pretty baby blue cast iron stove in turn leads to the pretty rear garden. Split level and leafy, it supplies a peaceful spot to unwind.

Heading upstairs you find a well appointed landing. The house is West facing, attracting bags of natural sunlight. The large main bedroom to the front of the house has an open aspect and looks towards Camberwell Grove. With original bay windows and high ceilings it is bathed in glorious sunlight'. A second and third bedrooms each face rear with peaceful aspects and there's a family bathroom completing the first floor.

Both Peckham Rye and Denmark Hill stations (zone 2) are inside a 10 minute walk for services to London Bridge and Victoria and a whole variety of buses run into town along Peckham Road, just five minutes away. The London Overground will whisk you from Clapham Junction, through Queens Road and up to Shoreditch, Hoxton and Islington. Lucas Garden is a lovely leafy place to unwind. It has a popular play area and it's a real favourite of local dog walkers. Vestry Road has a pharmacy, restaurant and a well-stocked grocery store. Camberwell and its many bars and restaurants are but a short ramble - we love the Hermit's Cave, The Camberwell Arms and the Sun of Camberwell. Bellenden Village supplies the fantastic 'Victoria Inn' and 'Ganapati'. The popular Villa pre-prep and nursery is down the road and the Dulwich Foundation schools are a 12-minute drive away.

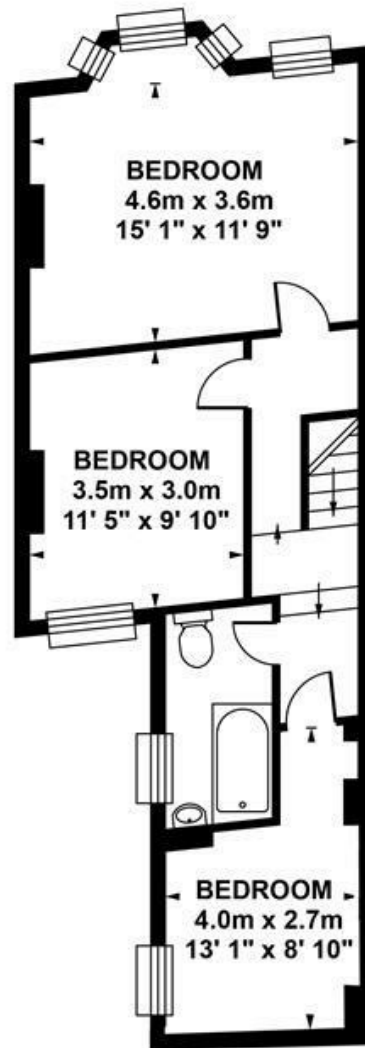
Tenure: Freehold

Council Tax Band: D



### GROUND FLOOR

Approximate. internal area :  
51.81 sqm / 558 sq ft



### FIRST FLOOR

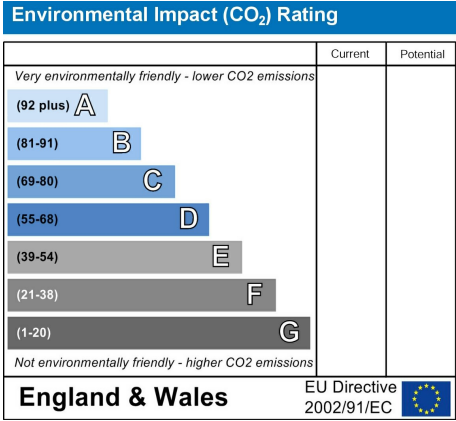
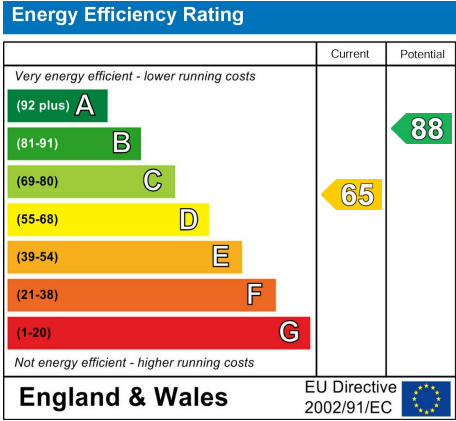
Approximate. internal area :  
50.75 sqm / 546 sq ft

### TOTAL APPROX FLOOR AREA

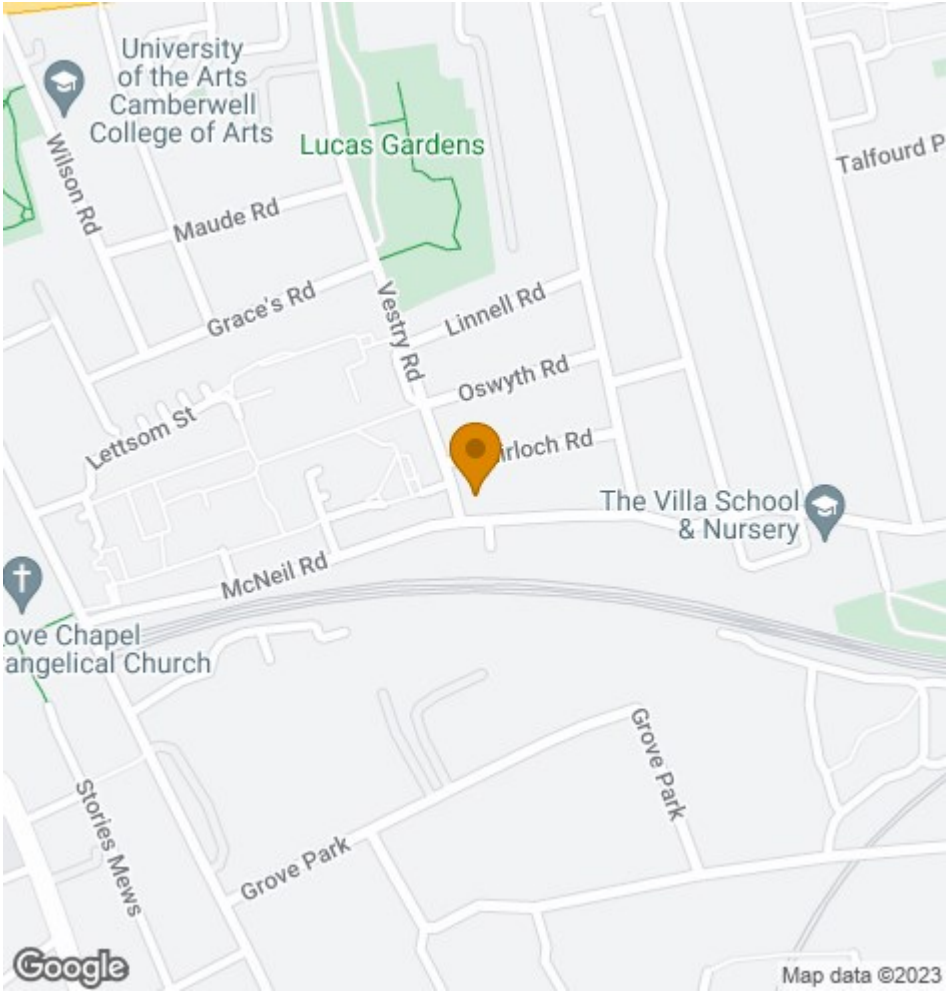
Approximate. internal area : 102.56 sqm / 1104 sq ft  
Measurements for guidance only / Not to scale



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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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