Wooster & Stock

ST. GILES ROAD, CAMBERWELL, SE5

LEASEHOLD - SHARE OF FREEHOLD

GUIDE PRICE £700,000 - £750,000

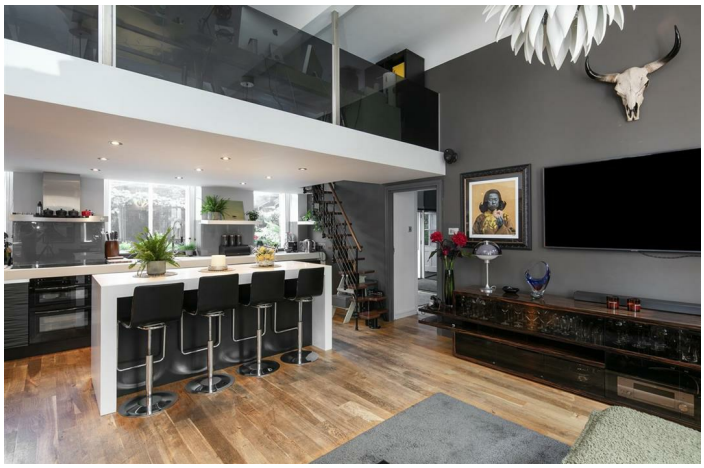
SPEC

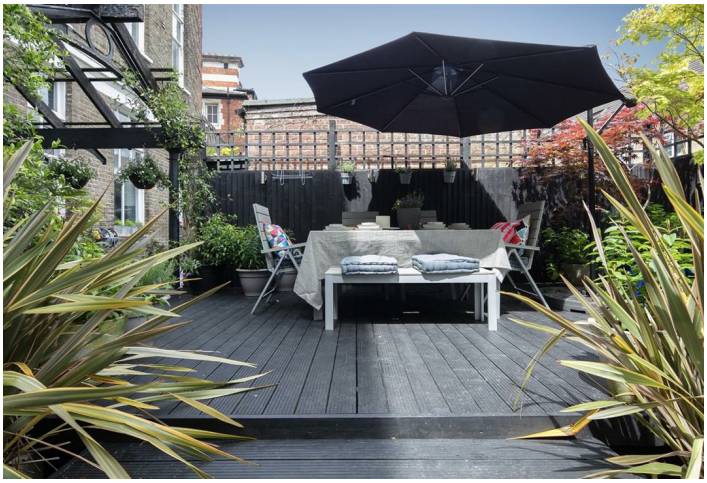
Bedrooms : 1
Receptions : 1
Bathrooms : 1

Lease Length: 100 years on the underlying lease
Service Charge: £3295 per annum
Ground Rent: n/a

FEATURES

Stunning School House Original Features
Allocated Off-Street Parking
Exclusive Gated Parkside Development
Wonderful and Generous Rear Garden
Potential to Extend
Share of Freehold





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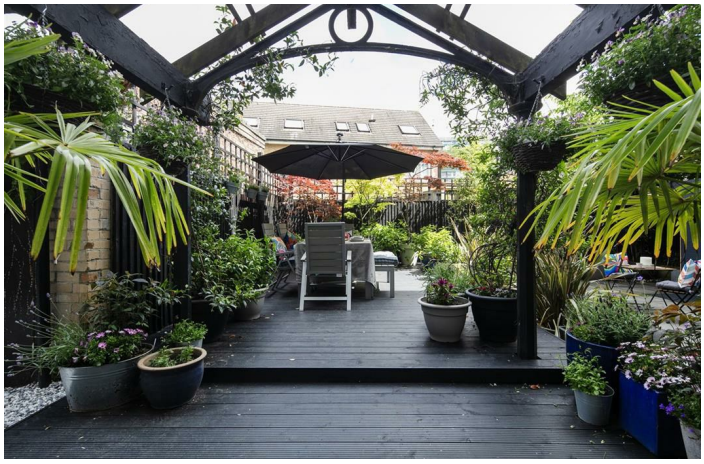

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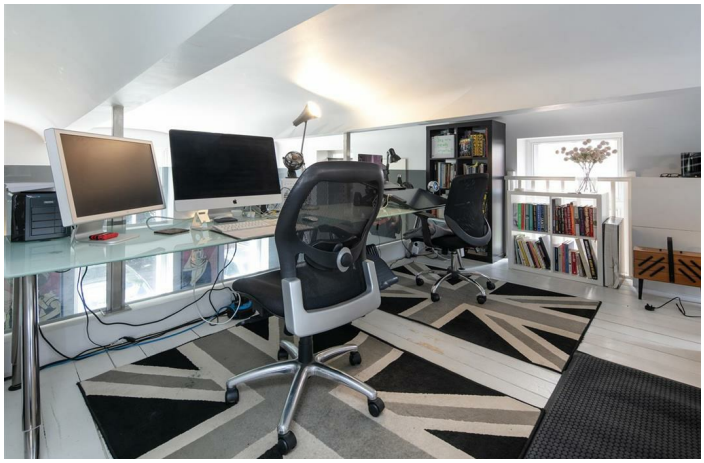

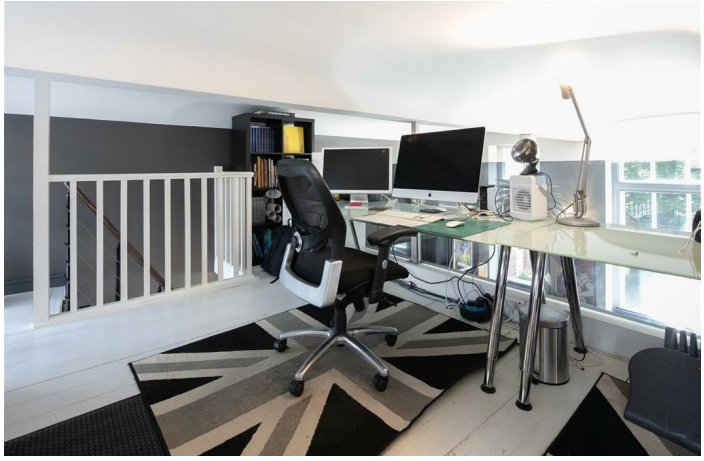

ST. GILES ROAD SE5
LEASEHOLD - SHARE OF FREEHOLD

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GUIDE PRICE £700,000 TO £750,000.

Sublime Grade II Listed Parkside One Bed Conversion With Mezzanine, Private Garden and OSP - CHAIN FREE.

Every inch of this spectacular Grade II listed period conversion will impress you no end. The finish is slick, contemporary and top notch with a range of bespoke fittings and quality surfaces and appliances. The proportion will astound you! It sprawls to over 100 metres squared! Indeed one could easily extend rear to create a further bedroom or even more living space. The rear garden is part decked, part paved and spans more than the width of the flat. The current owners have created a leafy oasis - perfect for sun baking and entertaining. Throw in allocated off street parking and a much coveted location moments from the tennis courts of Brunswick Park and you've got one serious spot to call home. Here you have easy access to the City and West End from a multitude of buses travelling along Peckham Road. Oval tube (Northern Line zone 2) is a 20 minute walk or 6 minutes on one of the many buses that travel down the Camberwell New Road. Alternatively take a 13 minute stroll up to Denmark Hill station where you can pick up fast, direct and frequent services to Victoria, London Bridge and Blackfriars.

High secure gates open from the road. There's a telephone entry system to screen your gentleman callers. The exterior enjoys much of its original period charm and detail. A shared entrance and hallway leads you to your ground floor doorway where the generous inner hall treats you to solid oak flooring and ubiquitous storage over head. Head left to find your show stopping living room which has lofty ceilings just shy of four metres high. The room is bathed in natural light owing to seven huge original sash window - all with secondary glazing. The decor is expertly chosen. To the rear of the space you find your Corian clad kitchen units. The cabinets are textured engineered wood and you've a matching island/breakfast bar with swathes more storage. Appliances include a nifty Neff five ring induction hob, oven and Siemens American style fridge freezer. The dishwasher and washing machine are each integrated and that mixer tap will wow you silly. A polite set of contemporary stairs with hardwood treads and open risers invites you upward to the mezzanine which will supply any amount of uses. Currently used as an office, it could easily make a fine spot for slumber.

Back off the hall you find opposing walls of mirrored wardrobes preceding double doors that open to the delightful decked patio. It's a large, bright and leafy spot - perfect for Al Fresco dining. High trellising and mature flora afford privacy. The paved area to the right of the patio plays host to a pretty wooden summer house. There are a number of planter beds and there's a pretty pebble bed on the left side which leads to a side access point and shed. Head back inside to meet your drop dead gorgeous bathroom which boasts metallic finish Portuguese porcelain wall tiling - it really is something! The extra deep Norman Foster inset bath will comfortably house two should you wish to save water. A wall of mirrors really widens the space. The walk-in shower sits in the far corner with a drencher and you'll just love the wall mounted square loo. An extra wide trough style wash hand basin completes the room nicely. Last but certainly not least comes your gloriously presented dual aspect double bedroom. Fit for a king or queen (or both), the space also rises to double height with some spectacular original sash windows supplying garden views. There's well placed bespoke storage and a lovely feature wall.

Here you have easy access to the City and West End from a multitude of buses travelling along Peckham Road. Oval tube (Northern line zone 2) is a brisk 20 minute walk or 6 minutes on one of the many buses that travel down the Camberwell New Road. Alternatively take a 12 minute stroll up to Denmark Hill station where you can pick up fast, direct and frequent services to Victoria, London Bridge and Blackfriars in addition to the London Overground. The local area is a hub of activity with some excellent specialist shops, the Camberwell Baths, St Giles Church and many great restaurants and bars within easy walking distance. Brunswick Park is a minute away for a relaxing Sunday stroll on your way to get breakfast.

Tenure: Share of Freehold

Lease Length: 100 years remaining

Council Tax Band: C

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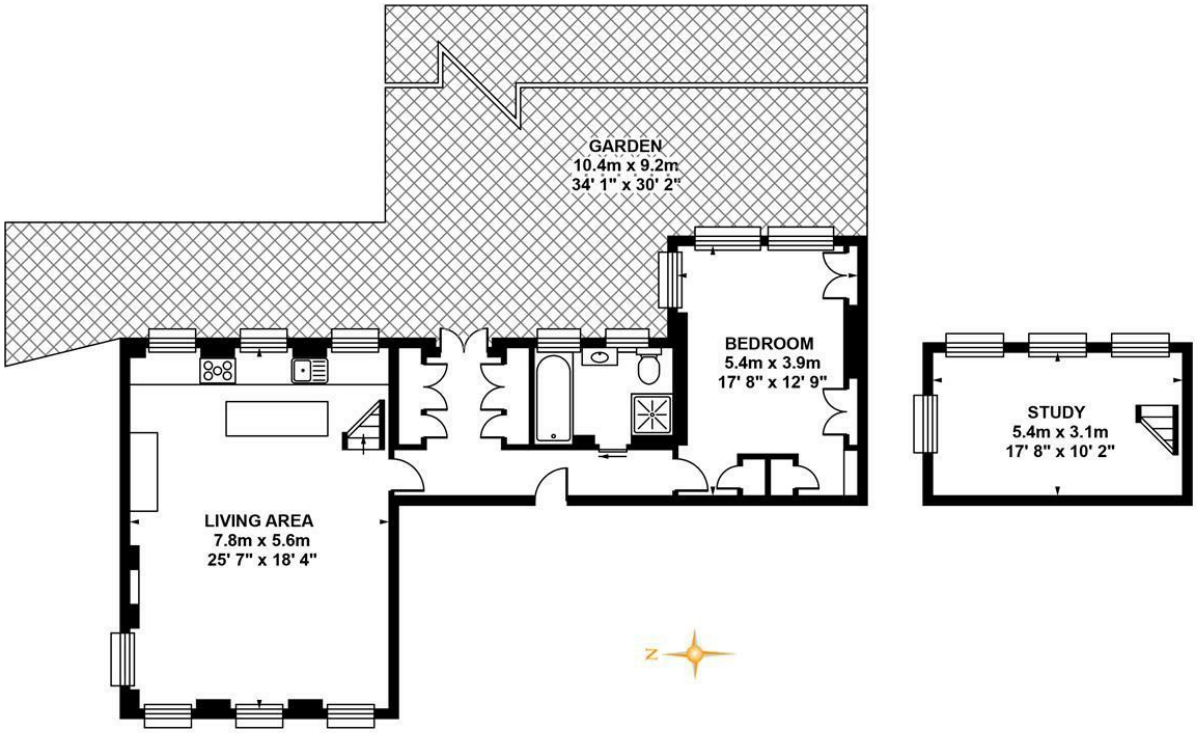

GROUND FLOOR

Approximate. internal area :
84.47 sqm / 909 sq ft

MEZZANINE FLOOR

Approximate. internal area :
16.74 sqm / 180 sq ft

TOTAL APPROX FLOOR AREA (Including Mezzanine)

Approximate. internal area : 101.21 sqm / 1089 sq ft

Measurements for guidance only / Not to scale

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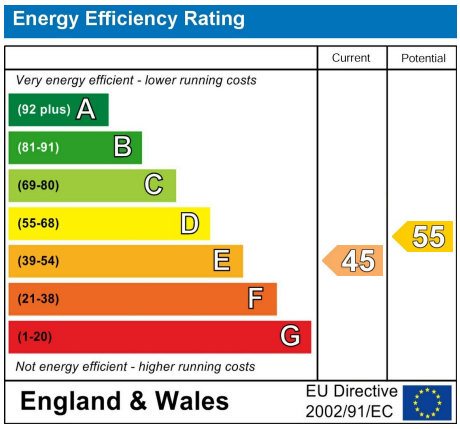
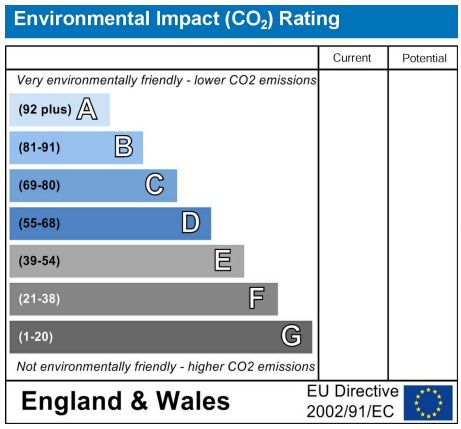
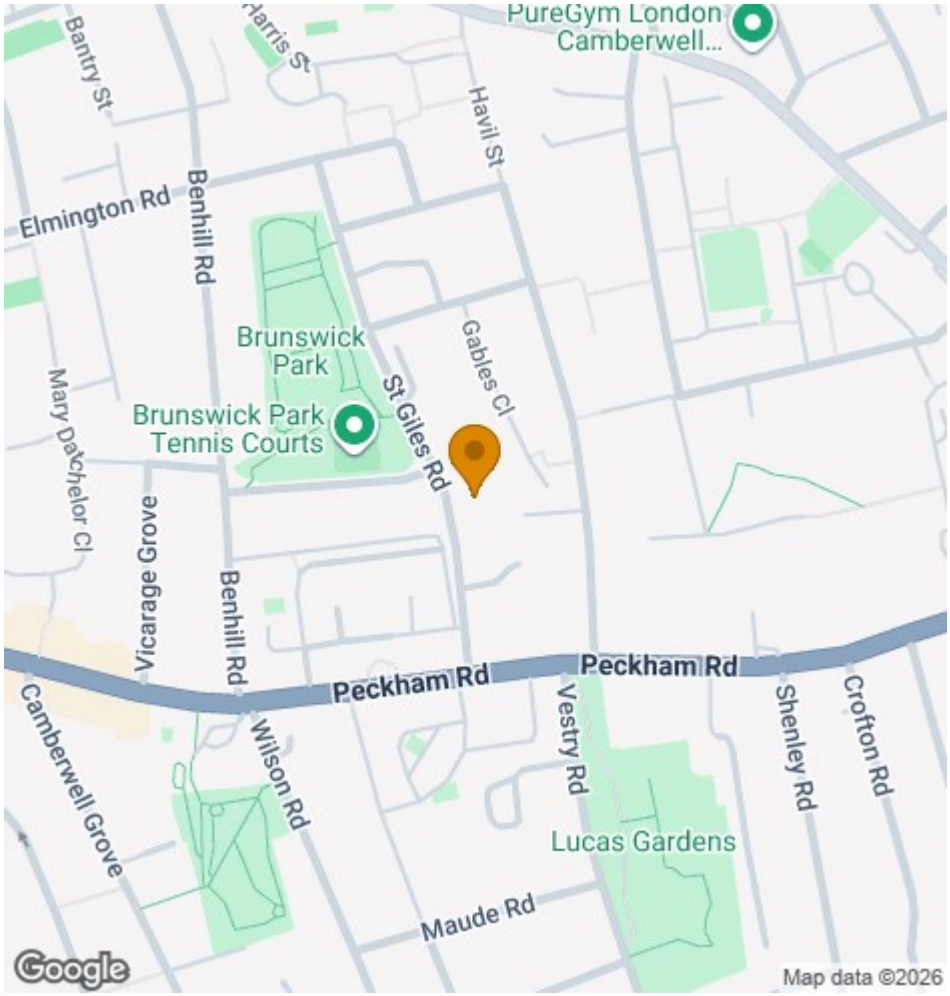




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



Wooster & Stock

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