

SHENLEY ROAD, CAMBERWELL, SE5  
SHARE OF FREEHOLD  
£650,000



## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length: Lease being extended to 999 years

Service Charge: n/a

Ground Rent: n/a

## FEATURES

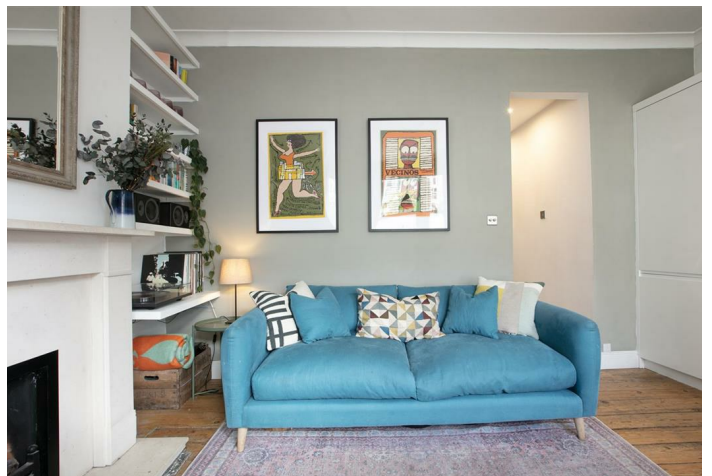
Mature Private Garden with Direct Access

Private Entrance

Stylish Decor Throughout

Split-Level

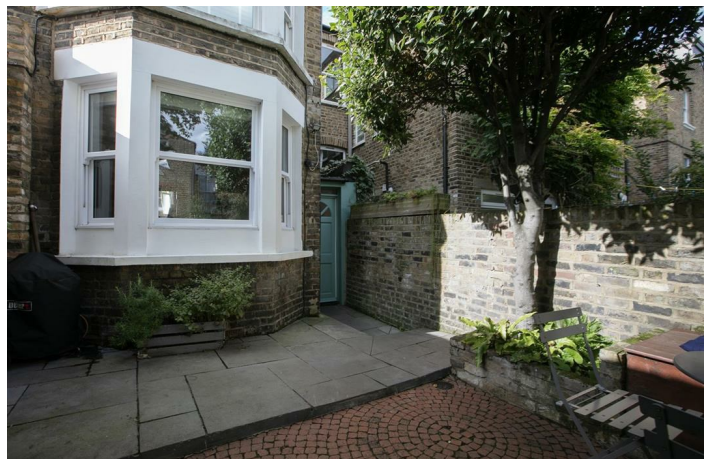
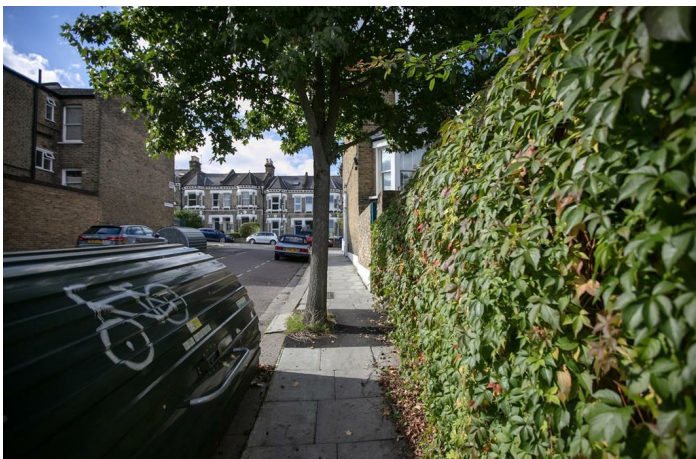
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Elegant and Spacious Split-Level Two Bedder With Private Garden - CHAIN FREE.

Spread over the ground and upper ground floors of a perfectly placed period conversion, this two bedder promises much to get excited about. The current owners have created a stylish, spacious and ingeniously laid out living environment with neutral decor and plush fixtures and fittings. The property comprises two lovely bright bedrooms, a picture-perfect living space with contemporary kitchen and a huge bathroom with both shower and bath. There's plenty of fitted storage too. A private entrance and garden are each cherries on the cake. From here you can stroll to the bountiful array of social endeavours of both Camberwell and Peckham. Transport is easy as pie with Denmark Hill and Peckham Rye each walkable in around 10 minutes. Between them you benefit from swift regular services to London Bridge, Victoria, Elephant and Castle, Farringdon, Clapham and Canada Water for the Jubilee Line.

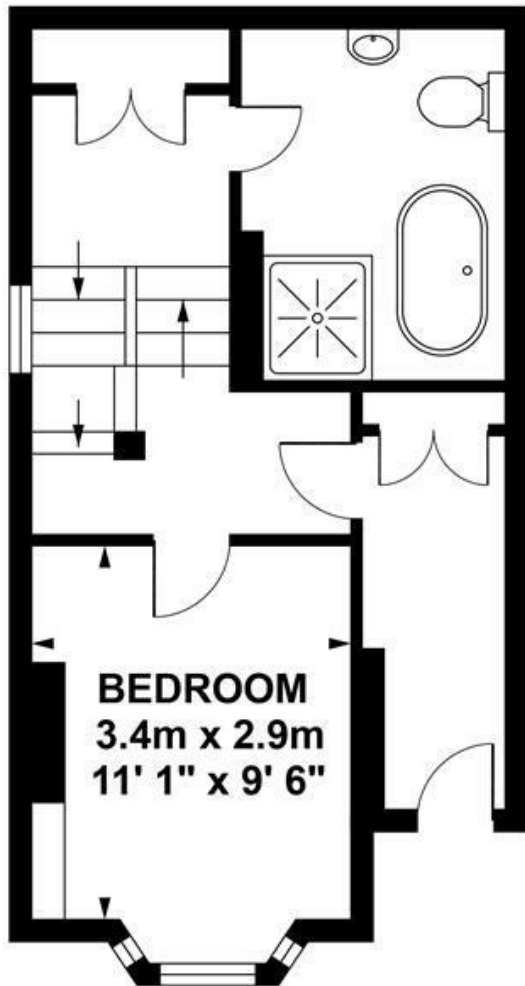
The building sits on a pleasant corner spot surrounded by similarly attractive period buildings. It's a mature, residential and popular part of south east London. Your beautifully painted teal door leads down a few steps into your private garden which enjoys some pretty planter beds and plenty of space for a BBQ come summer. The inner hall has fitted storage and leads to an inner landing. You find the first of your bedrooms facing over the garden through a wide bay window. There's plenty of shelving and space for a double bed too. A few steps down from the landing lead to a fantastic bathroom with posh white suite, lavish roll top bath and a large walk-in shower with drencher. Further fitted storage precedes this. The upper floor supplies your fabulous front-facing living room which enjoys a coal effect fire with marvellous mantel. The kitchen runs along the left wall with brand new four ring Bosch induction hob, integrated fridge freezer and integrated dishwasher. A handsome master bedroom completes the tour nicely with more stripped timber floors, high ceilings and a peaceful rear aspect.

South London Gallery and Camberwell College of Arts, plus the quirky Bellenden Road shops, are at your fingertips. You have all sorts of buses at the end of the road travelling into and across London with night services too. A 10 minute walk has you at either Denmark Hill or Peckham Rye mainline stations (both Zone 2) with services to Victoria, Blackfriars, Farringdon and beyond, (to St Albans and even Stanstead!), or east to London Bridge and Cannon Street. Dulwich Foundation schools are easily accessible by bus or car. The area is also home to one of London's best hospitals, Kings College, which is a 10-minute walk away. Camberwell enjoys an eclectic variety of independent food stores and a number of excellent bars and restaurants including the Crooked Well on Grove Lane and the award-winning Camberwell Arms which does a cracking Sunday lunch. The renowned Hermit's Cave is just one of the many great pubs in the area.

Tenure: Share of Freehold

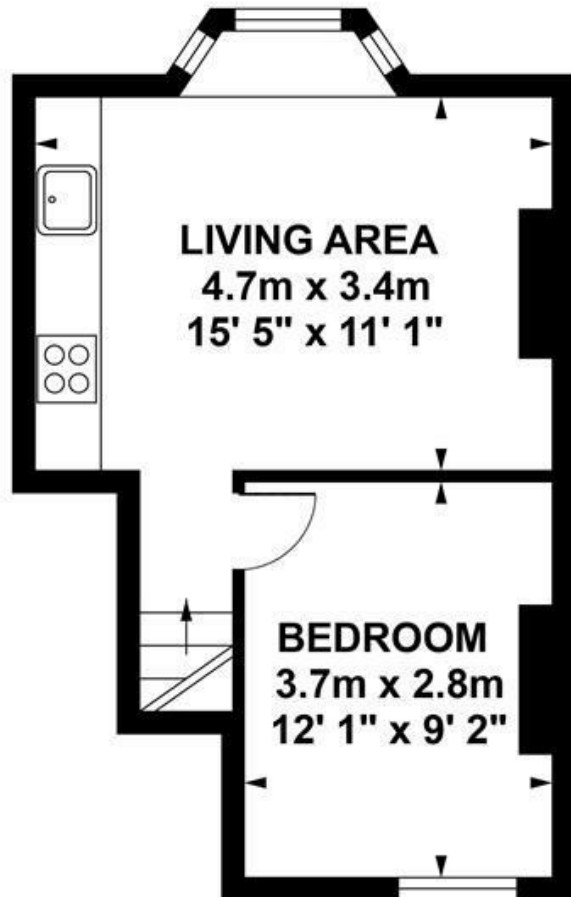
Lease Length: Lease being extended to 999 years

Council Tax Band: B



**GROUND FLOOR**

Approximate. internal area :  
33.96 sqm / 365 sq ft



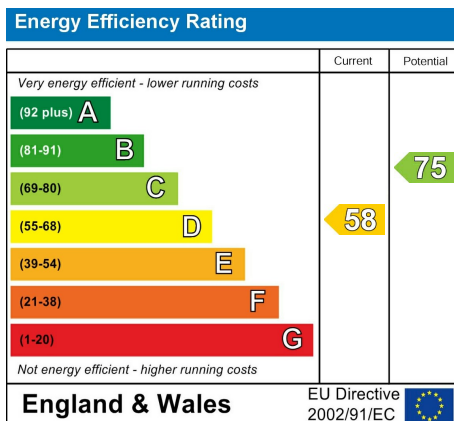
**UPPER GROUND FLOOR**

Approximate. internal area :  
29.38 sqm / 316 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 63.34 sqm / 681 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.

