

TEMPLAR STREET, CAMBERWELL, SE5

FREEHOLD

£1,700,000

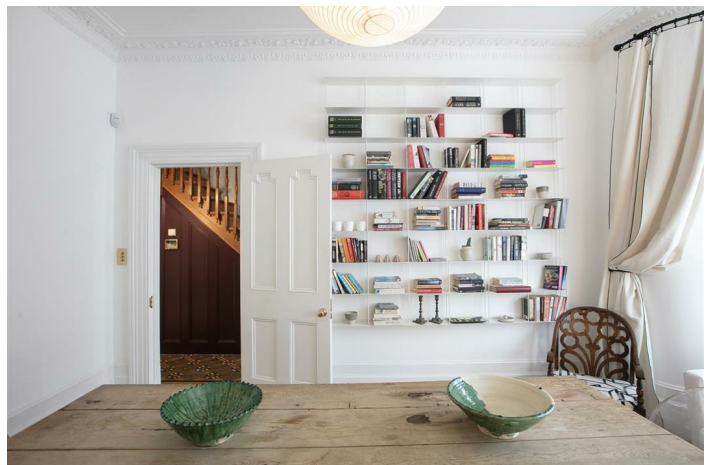


## SPEC

Bedrooms : 4  
Receptions : 3  
Bathrooms : 2

## FEATURES

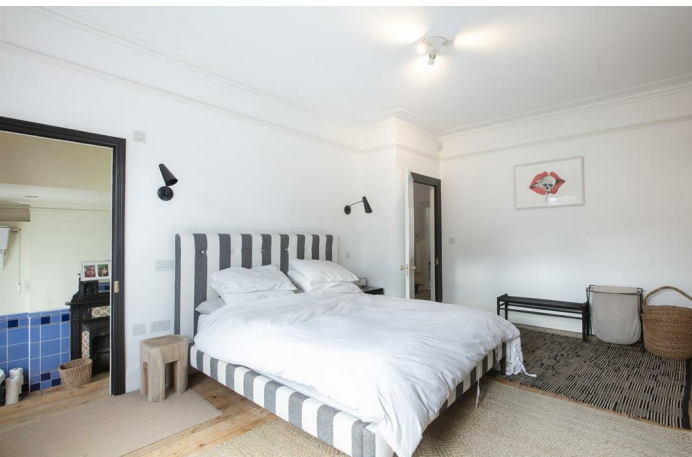
Stunning Original Features  
Large Cellar  
Five Double Bedrooms  
Generous Leafy Garden  
Tessellated Tiling  
Freehold



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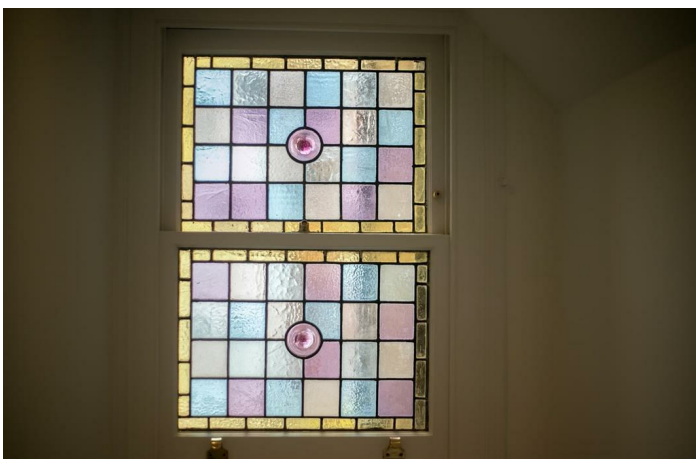
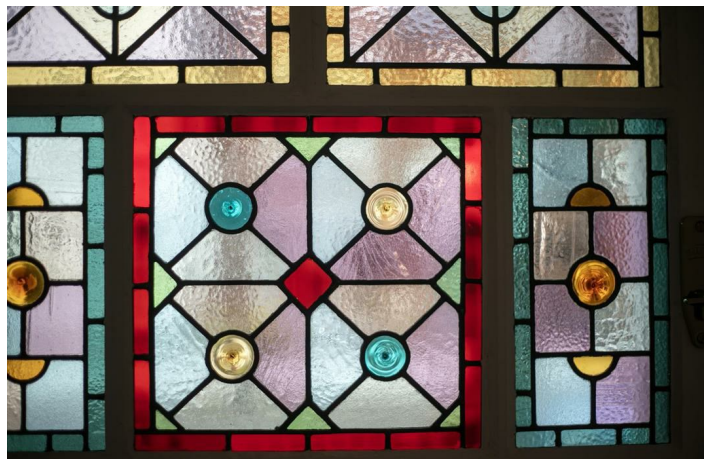
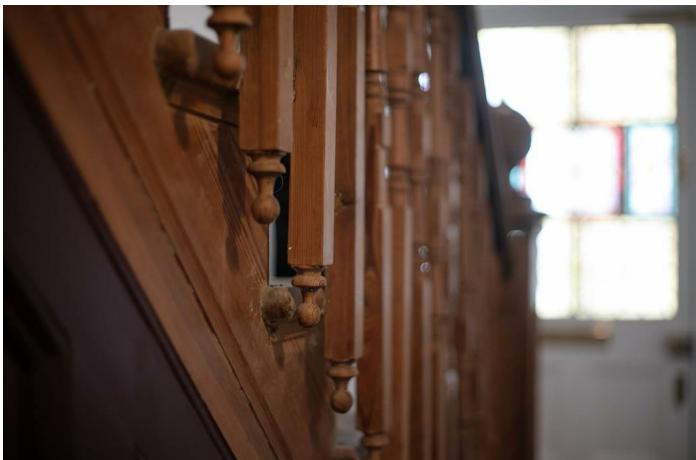
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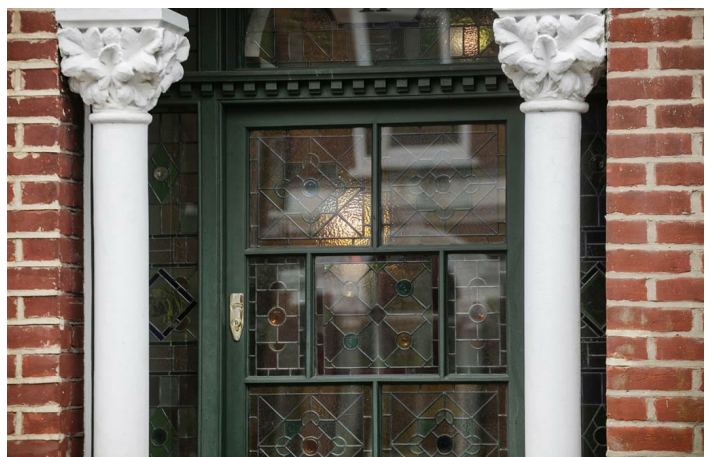
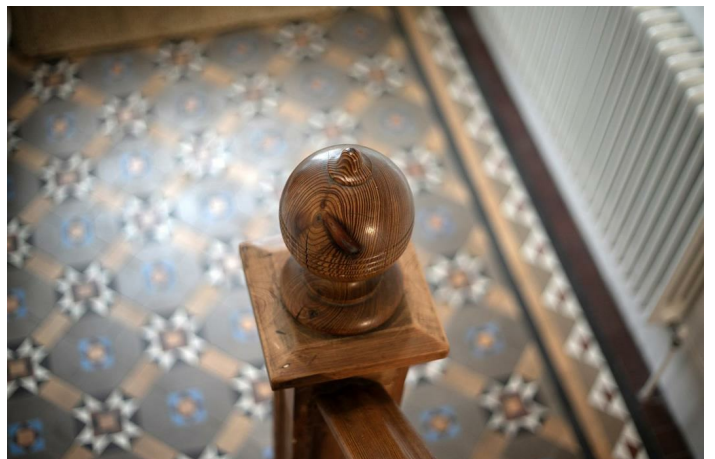
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Splendid Five Double Bedroom Period Home Moments From Myatt's Field.

Rising three majestic floors, each full of period charm, this magnificent period home will win you at first sight. Enjoying abundant original features and some excellently executed contemporary touches the accommodation comprises two huge reception rooms, deVol kitchen/diner with pantry, five gorgeous double bedrooms (master en suite), dressing room with tonnes of bespoke storage, Porter shower room, wc and huge cellar with any amount of uses. There's a further storage room on the top floor. The house is part of the Minet conservation area. This immediate locality has a wonderful sense of community with regular community events, an original bandstand, tennis courts and fully-licensed café. Full of original period charm, this large parkside beauty makes either a home in which to grow or ample room for entertaining with friends. Nearby Camberwell offers a full range of shops, weekend markets and opportunities for both café, restaurant and pub dining. Oval and Brixton stations provide a Zone 2 Tube connection and Loughborough Junction gives access to Thameslink services

Templar Street is a lovely, mature residential street literally seconds from the entrance to Myatt's Field. The house sits back behind regal period railings and a delightful tessellated tiled path. This leads up to a grand arched recessed portico. The original front door boasts its original stained glass which has been expertly updated to include double glazing - pretty and practical. Inward bound you meet a wide and welcoming hallway with picture rails, ornate cornicing and more fantastic tessellated floor tiling.

To the left sits the first reception room which has more ornate cornicing, a beautiful ceiling rose and a fancy feature fireplace. Currently used as a formal dining space it would make a great lounge. Reception two is even larger and has yet more period detail. A drop dead gorgeous set of double-glazed Crittall doors opens rear to the patio and garden. There you'll find a generous, leafy haven with oodles of space for veg growing, sun-baking and BBQ hosting. Back inside, at the end of the hall you meet the dining room at the end of which adjoins your long, generous contemporary deVol kitchen. Appliances include a six ring gas range and dishwasher. Further garden access is offered from here also. The lower ground floor is accessed from the dining room and hosts a laundry area with space left for yoga, wine cellar or a home cinema!

Heading up the glorious original staircase, stripped to its original glory and with handsome chunky newel post, you find a long guest wc on the side return. There's a period style loo, wash hand basin and pretty stained glass window. A fine sized double bedroom fronts the street into the wide bay of double glazed sash windows. Cornicing and an imposing period feature fireplace continues the charm. A similarly impressive master bedroom faces rear over the garden enjoying fitted storage and feature fireplace. A huge en suite bathroom adjoins down a half flight.

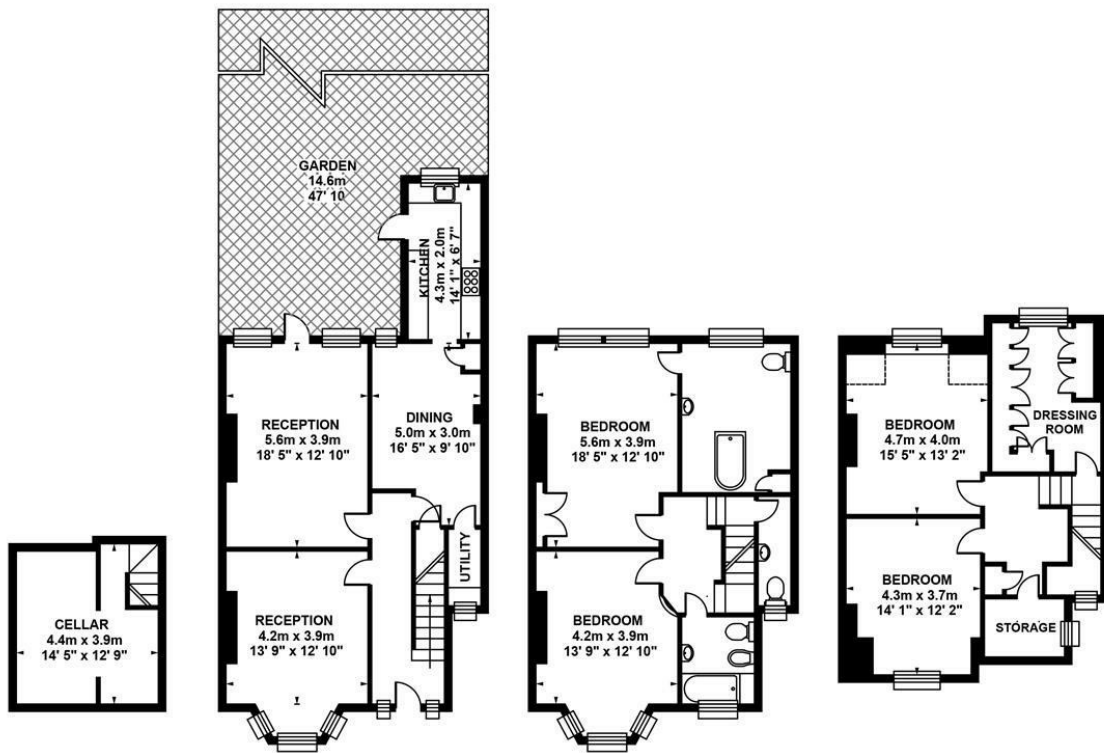
The second return reveals that fab dressing room with abundant mirrored bespoke storage and tonnes of light. A stunning stained glass window affords the double height landing a flood of light. Two equally charming double bedrooms each supply fairytale sloping eaves, pretty feature fireplaces, quality carpeting and neutral décor. There's recessed storage off the landing and a cute bijou room with a side-facing window - utility or study?

A number of buses on Camberwell New Road will whizz you to the underground station at the Oval (Northern Line) or take one directly into the West End (a 15-20 minute trip). If you work in the city, Loughborough Junction mainline station (Blackfriars & City Thameslink) is a five-minute walk away. There are shops too within easy walking distance. After a hard day at the office chill out at the much loved 'Sun of Camberwell' with good food and great cocktails. We love 'The Crooked Well' or the 'Camberwell Arms' for tasty nosh and a pint. Nearby Brixton has a further flood of fab things to do. The 'Ritz' cinema is a fab spot to catch art house and mainstream movies. Windrush Square has been tarted up too. There's a huge selection of bars and restaurants - we love the Brixton Village covered market. If the weather's good you can practice your forehand at the tennis courts in Myatt's Fields Park opposite.

Tenure: Freehold

Council Tax Band: F

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**CELLAR**

Approximate, internal area :  
16.70 sqm / 180 sq ft

**GROUND FLOOR**

Approximate, internal area :  
77.03 sqm / 829 sq ft

**FIRST FLOOR**

Approximate, internal area :  
68.23 sqm / 734 sq ft

**SECOND FLOOR**


Approximate, internal area :  
59.79 sqm / 644 sq ft


**TOTAL APPROX FLOOR AREA**

Approximate, internal area : 221.75 sqm / 2387 sq ft  
Measurements for guidance only / Not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC 	

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.

