

SHENLEY ROAD, CAMBERWELL, SE5
FREEHOLD
£1,450,000



SPEC

Bedrooms : 4
Receptions : 2
Bathrooms : 2

FEATURES

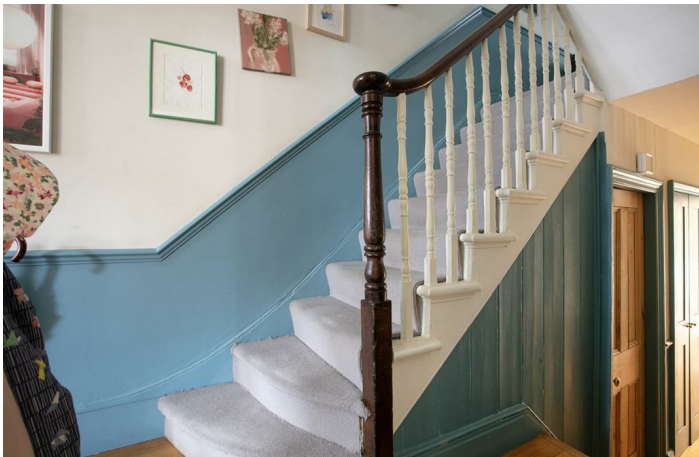
Sympathetic Stylish Decor Throughout
Period Features
Full-Width Kitchen Extension
Popular Mature Location
Freehold



SHENLEY ROAD SE5
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Spacious Stylish Four Bedroom Period Home With Contemporary Additions - CHAIN FREE.

You'll love this beautifully presented four bedroom period home. Spread generously over three floors (plus storage cellar), it enjoys a large double reception, well executed kitchen extension, four lovely double bedrooms (master ensuite), study or nursery, family bathroom and guest wc. The decor is delightful throughout and there's a healthy sprinkling of original features including feature fireplaces and cornicing. Shenley Road is a local favourite; it's incredibly peaceful and runs from bustling Peckham Road up toward Lyndhurst Grove and the Bellenden Renewal area. From here you can stroll to any amount of social endeavours - there are bars, eateries, parks and cultural hotspots in every directions. Peckham Rye and Denmark Hill stations are both roughly 10 minute stroll for unbeatable connections. You'll enjoy swift services to London Bridge, Victoria, Blackfriars, Elephant & Castle and Canada Water for the Jubilee Line.

The hallway is a treat with arched fanlight over the original door. There's some gorgeous original cornicing, corbels and a splash of aqua below dado rail level. The double reception is accessed through either of two timber doors and is separated centrally by wider double doors. A front aspect bay of sash windows with plantation shutters on upper and lower panes allows for plenty of light. Both ends enjoy period feature fireplaces, fitted storage and shelving.

To the rear of this fabulous room you descend wide hardwood steps to find your full-width kitchen extension - an amazing space bathed in light from five separate skylights. It stretches full-width to the rear and has laundry cupboard, pantry and some attractive country-style cabinets crowned in marble. There's also an island/breakfast bar for dicing and spicing and a yummy ceramic sink and drainer. Accessed is also offered to the patio and garden.

Back inside, head upward to the first return to find the first of your lovely double bedrooms, a rear-facing carpeted affair with secluded garden views. Next to this is a neat and bright side-facing study with lovely blue walls and integrated shelving. The first floor hosts the magnificent master bedroom which sprawls the full width of the property and incorporates the upper part of the canted bay window. It's a bright, tasteful and spacious room with twin recessed storage cupboards and beautifully ornate original cornicing. The adjoining ensuite is a fine size and enjoys both bath and shower as well as wash hand basin and storage. The carpeted second floor landing continues the tasteful theme and is kept light and bright by a rear facing sash. Off this you find two lovely double bedrooms, each carpeted and with storage and pretty feature fireplaces. Both have gently sloping eaves and plantation shutters on the dormers. A family bathroom with dishy suite completes the tour.

You're within a moment's stroll of the 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: Freehold

Council Tax Band: E



**LOWER
GROUND FLOOR**

Approximate. internal area :
5.92 sqm / 64 sq ft

GROUND FLOOR

Approximate. internal area :
70.97 sqm / 764 sq ft

FIRST FLOOR

Approximate. internal area :
58.37 sqm / 628 sq ft

SECOND FLOOR

Approximate. internal area :
38.25 sqm / 412 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 173.51 sqm / 1868 sq ft

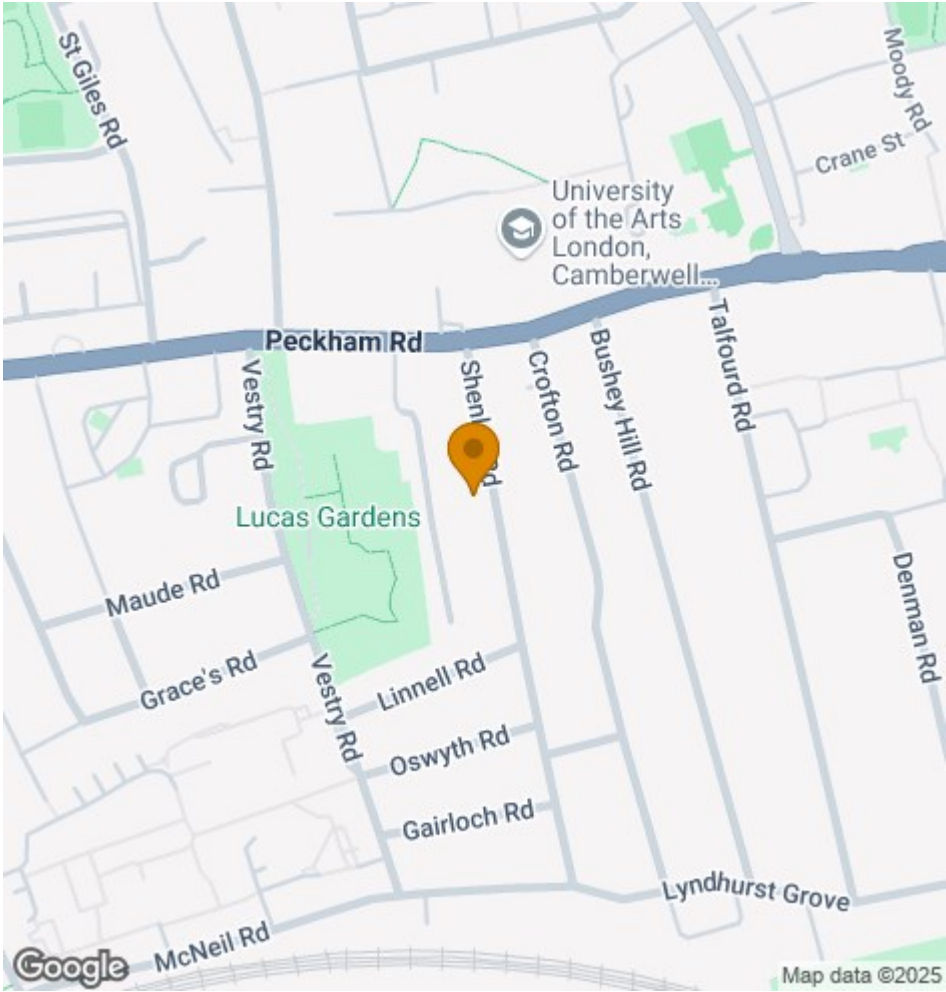
Measurements for guidance only / Not to scale

SHENLEY ROAD SE5
FREEHOLD

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	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ 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.



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