

LOVE WALK, CAMBERWELL, SE5
FREEHOLD
£1,700,000



SPEC

Bedrooms : 5
Receptions : 3
Bathrooms : 4

FEATURES

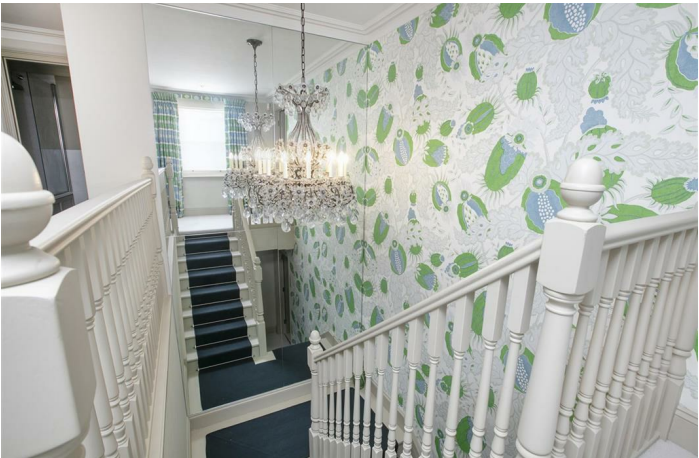
Four Elegant Floors
Superb Styling Throughout
Five Bed, Three En Suite
Conversation Area
Garage
Freehold



LOVE WALK SE5
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Generous Georgian-Style Five Bedroom Home With Garage in Leafy Conservation Area - CHAIN FREE.

Set behind the abundant mature leafiness of Grove Lane, this elegant five bedroom home offers the perfect balance of traditional architecture and contemporary styling. The accommodation, spread over four impressive floors, promises sympathetic décor, top notch fixtures and fittings and a proportion that allows you spread your wings wide. The property comprises two receptions, a particularly huge kitchen/diner, study, five bedrooms (three en suite and master with dressing room), shower room, bathroom and wc with laundry cupboard. There's a terrace and lush front garden to enjoy and the property is awash with integrated lighting and bespoke storage. An adjoining garage adds to the list of useful charms. You are within a moment's tree lined ramble of the best of Camberwell - bars, eateries and bountiful London bustle. Nearby green spaces include the charming Brunswick Park with its tennis courts, gallery and café. Even closer is St Giles Church grounds - it's a lovely spot for a read of the paper. Transport links are equally impressive with Denmark Hill an easy 12-minute stroll. It boasts unbeatable connections to Victoria, Blackfriars, Elephant & Castle and the London Overground Line will whizz you to Shoreditch and Canada Water for the Jubilee Line.

Enter from the aptly named Love Walk. A neat entrance hall gives way to the front-facing reception which boasts moody, studious décor, hardwood Parquet flooring and two sublime arched French windows which open to wrought iron Juliette balconies. So far, so very good! Full length louvered blinds afford you privacy and shade and there are bespoke bookshelves and storage too. Access is offered off the hall to your garage which will house a family SUV and Vespa. Heading downward to the positively vast kitchen/diner, you'll be beguiled and excited by the impressive proportions. An elegantly curved set of marble steps with low level lighting invite you to a dining area fit for a banquet.

Beyond this you find a large granite topped island with sink and storage. Further counter space sits on the rear wall with light spilling downward through a full-width frosted skylight. Appliances include a fantastic gas range with double oven and hot plate and integrated dishwasher. The snazzy American fridge/freezer sits snugly amidst further full-height storage over by the dining area. Adjoining the kitchen, through contemporary Crittal doors, is a neat study with built-in desk, further storage and another large skylight. There's a particularly lovely lounge fronting the property with classy 'Ocre' tones - very 'Mad Men'! A built-in recess for a flat screen makes it the perfect spot for binge-watching and access is offered to your front terrace, which in turn leads upward to the garden. A W/C with utility cupboard and yummy tiling completes this floor.

Heading up your solid staircase (with regal navy runner and stair rods), you meet a bright and airy landing. Bedroom one fronts the grove through two sash windows. Vibrant avian-themed wallpaper will delight and there is fitted wardrobes and an adjoining ensuite too. The glorious master suite confidently takes the rest of the first floor encompassing walk-in dressing with fitted shelves and lighting, and a really special en suite bathroom with both shower and bath. Marvellous marble trim over the twin wash hand basin is matched on the floor and bath and there's gorgeous brass fittings to finish.

The final upward jaunt reveals a most impressive second floor landing which simply begs for a signature light fixture over your double height mirrored stairwell. The front facing double bedroom mirrors the one below and enjoys another en suite and some funky rock 'n roll themed feature wall. Bedroom four has more storage and some extra-special bulldog wallpaper. Bedroom five boasts designer flamingos and a pleasant rear aspect.

The transport options are good, with a multitude of buses running close by on Camberwell Church Street into the City and the West End. Denmark Hill station (zone 2) for fast, regular services to Victoria, Blackfriars and Farringdon is a 12-minute walk in the other direction. The London Overground Line will wish you to Shoreditch in no time. You can also be on the Jubilee Line from Canada Water in around 10 minutes. The very excellent Lyndhurst Primary is but a moment's stroll as is a plethora of eateries including Caravaggios and the much-loved FM Mangal. Quality gastro pubs abound. We love The Crooked Well and the award-winning Camberwell Arms. Camberwell Art School and the Dulwich Foundation schools are all a short drive or bus ride away and there are plenty of shops nearby including a host of independent food shops in Camberwell Green. Keeping fit? The wonderful period Camberwell Baths is stunning and within 60 seconds from your door. Ruskin Park is a short hop and you have the Butterfly Tennis Club on your doorstep - anyone for Pimms?

Tenure: Freehold

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LOWER GROUND FLOOR

Approximate. internal area :
69.41 sqm / 747 sq ft

GROUND FLOOR

Approximate. internal area :
43.04 sqm / 463 sq ft

FIRST FLOOR

Approximate. internal area :
64.45 sqm / 693 sq ft

SECOND FLOOR

Approximate. internal area :
64.45 sqm / 693 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 241.34 sqm / 2597 sq ft
Measurements for guidance only / Not to scale

LOVE WALK SE5
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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 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.

