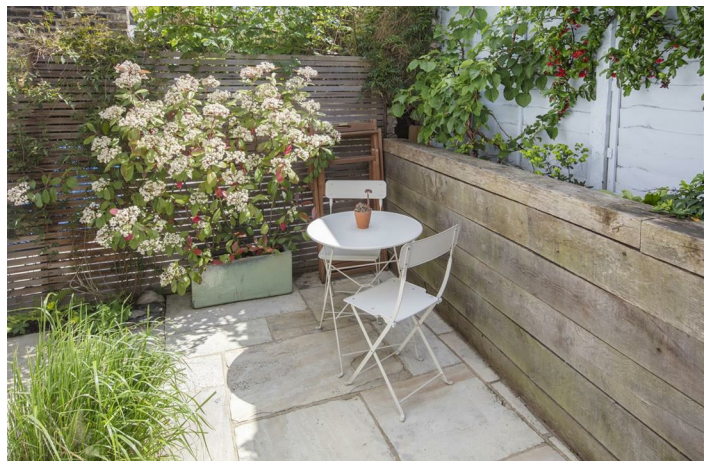


GAIRLOCH ROAD, CAMBERWELL, SE5

FREEHOLD

£975,000



## SPEC

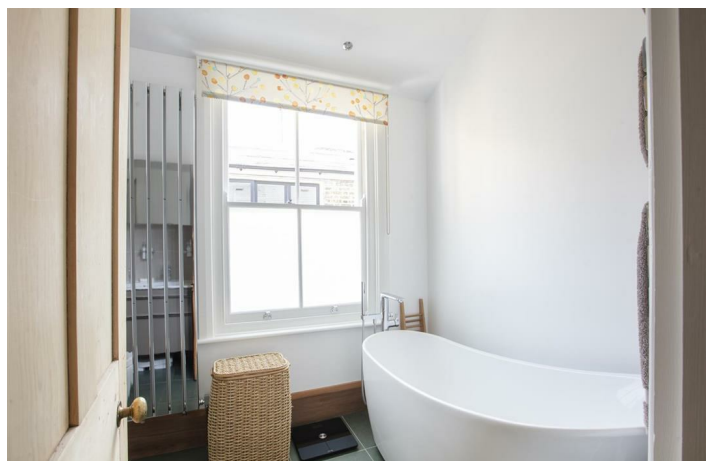
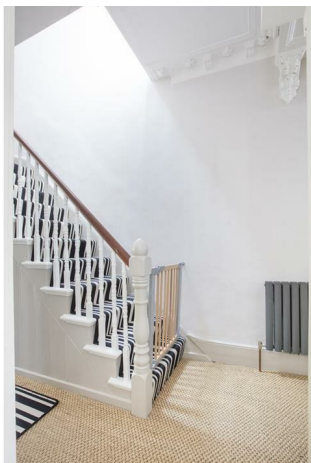
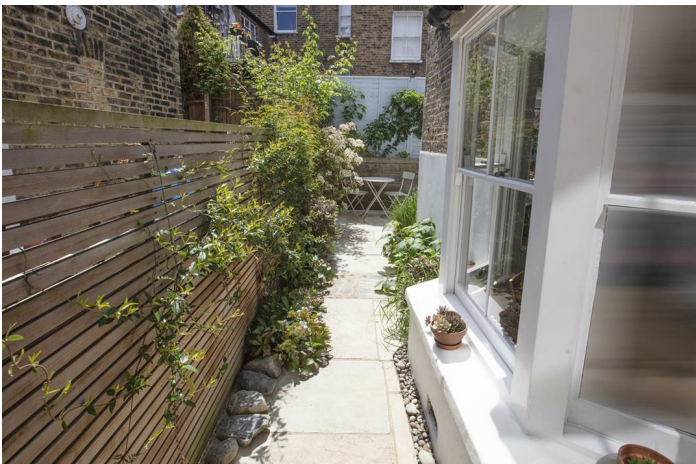
Bedrooms : 3  
Receptions : 1  
Bathrooms : 1

## FEATURES

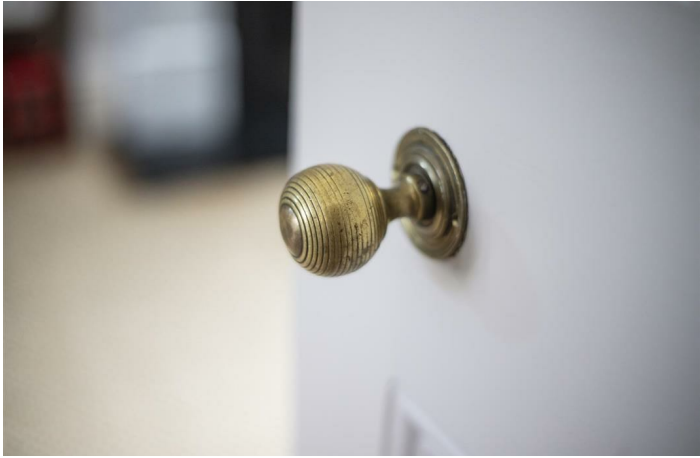
Elegant Decor Throughout  
Pretty Patio Garden  
Original Features  
Much-Loved Location  
Freehold



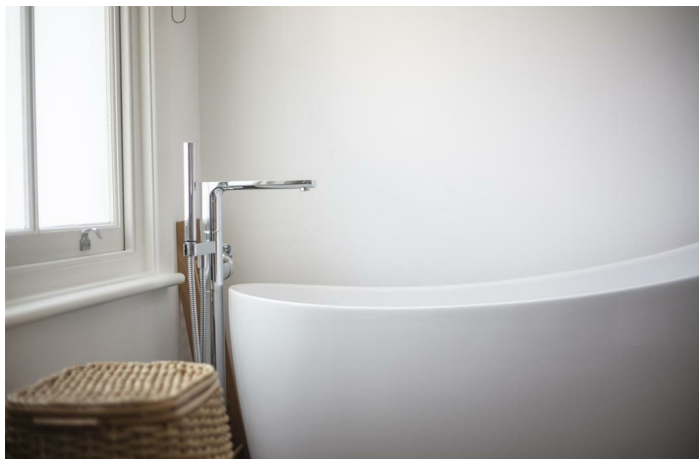
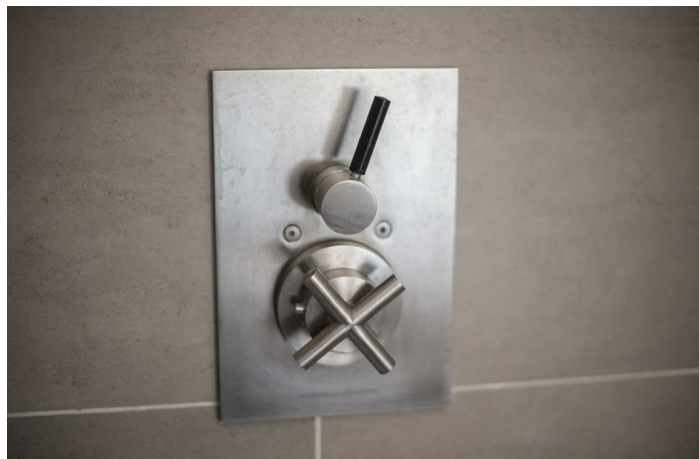
GAIRLOCH ROAD SE5  
FREEHOLD



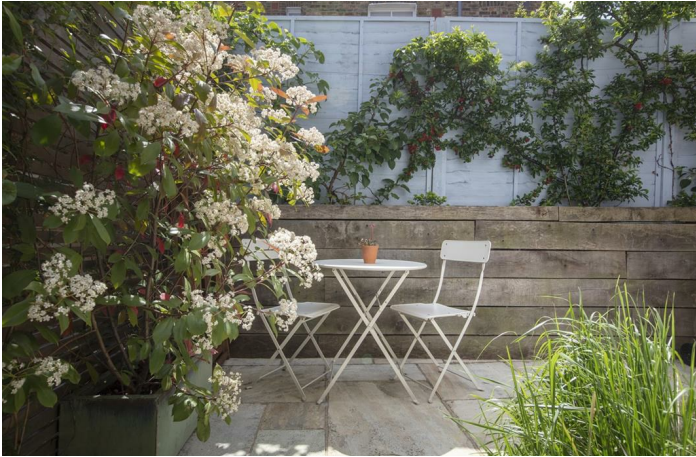
GAIRLOCH ROAD SE5  
FREEHOLD



GAIRLOCH ROAD SE5  
FREEHOLD



GAIRLOCH ROAD SE5  
FREEHOLD



Terrific Three Bed Victorian Home With Top Notch Finish - CHAIN FREE.

This Gairloch Road specimen will win you at hello. Enjoying an impressive array of contemporary additions along with sympathetic respect of its original charm, the property marries perfectly traditional and modern. The accommodation, over two delicious floors, comprises a bright and tasteful double reception, kitchen/diner, three lovely bedrooms and a bountiful bathroom. A petit but perfectly formed patio garden supplies a fine spot to while away the milder months. Gairloch Road is favourable for both Bellenden Road and Camberwell amenities, and is a neat short street of Victorian houses only a few hundred metres from the lovely Lucas Gardens. Transport is taken care of with nearby Denmark Hill and Peckham Rye stations and any number of buses whizzing down Peckham Road to Oval and beyond.

A neat front garden, restored brick work exterior and sash windows make a great first impression. Enter through a vibrant aqua front door and into the hallway. To your left you find a double reception room where light streams in through the big windows and the décor is welcoming, neutral and immaculate. There are high ceilings and two stunning marble fireplaces plus ample room for book storage and spectacular Seagrass carpet underfoot. Along the hall (passing handy under stair storage) you arrive in the beautiful bespoke kitchen/diner. Position your table and chairs under the side aspect bay window and you still have plenty of room to whip up dinner. The handcrafted eggshell finished units are placed along three walls and there are quartz worktops, plenty of fitted storage and an integrated dishwasher. The landscaped garden is accessed from the kitchen and wraps round the side of the house. It is private and low maintenance and thoughtfully presented with paving and raised flower beds.

Back in the house and up the original staircase to the landing which is flooded in natural light from the overhead skylight. Head towards the front of the house to find the master bedroom. A large double with bespoke fitted cupboards, large bay window and another impressive marble mantle. Back along the landing to find your second bedroom, another good sized double with storage aplenty and matching cast iron fireplace and radiator. Next in line is the cleverly designed modern bathroom with fancy freestanding bath, double wash hand basin and walk in-shower. One more hop along the landing to find the third bedroom - a pleasant, peaceful single which is currently used as a home office.

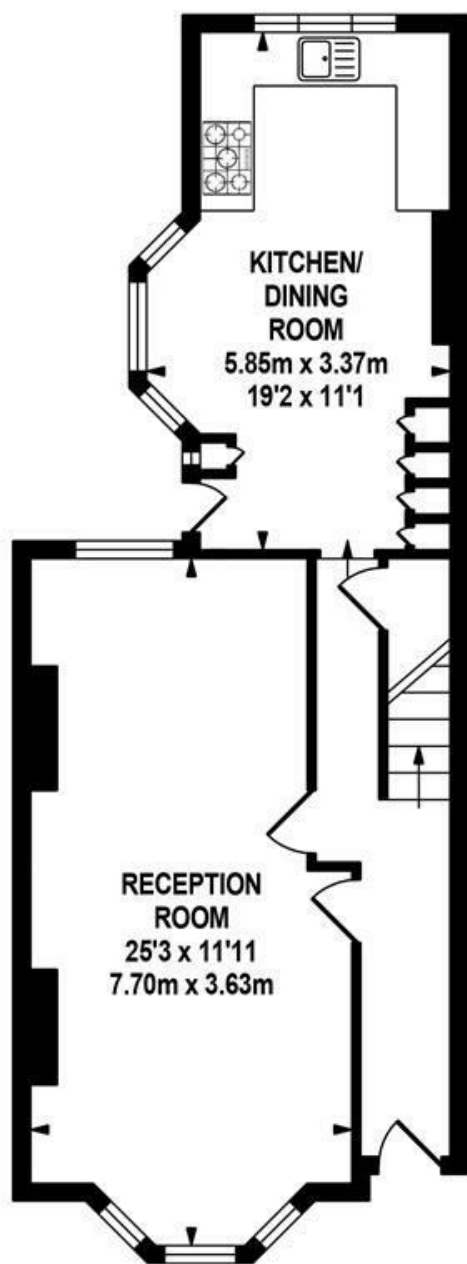
You're spoiled for excellent transport links. Both Peckham Rye and Denmark Hill train stations can be reached in under 12 minutes for the London Overground line and services to Victoria, Blackfriars and London Bridge. Grab one of the many buses running along Peckham Road (moments away) - these will take you pretty much anywhere you want to go! South London Art Gallery and Camberwell College of Arts are minutes away for a spot of cultural activity. For those with small children, Lyndhurst Primary School and the popular The Villa nursery are extremely close. Settle the weekly shop at Dog Kennel Hill Sainsbury's or pop to the local at the end of the road for a bottle of wine. Camberwell Green has a weekly farmers market for fresh, local produce. The popular Toad Bakery and Café Mondo are just a few minutes' walk away. Social endeavours in nearby Camberwell are plentiful and highly considered. We love The Camberwell Arms, The Kerfield Arms, Veraison Wines, Little Cellars, Theo's Pizzeria and Silk Road. A short walk through Warwick Gardens will have you in the boho Bellenden Village where you'll find Ganapati and The Victoria Inn as well as the much-loved Artusi and The Begging Bowl.

Clay shrinkage subsidence identified in 2018, caused by moisture extraction from clay subsoil by tree roots. Nearby vegetation was pollarded. The property was monitored and confirmed stable, with a Certificate of Structural Adequacy issued in 2021.

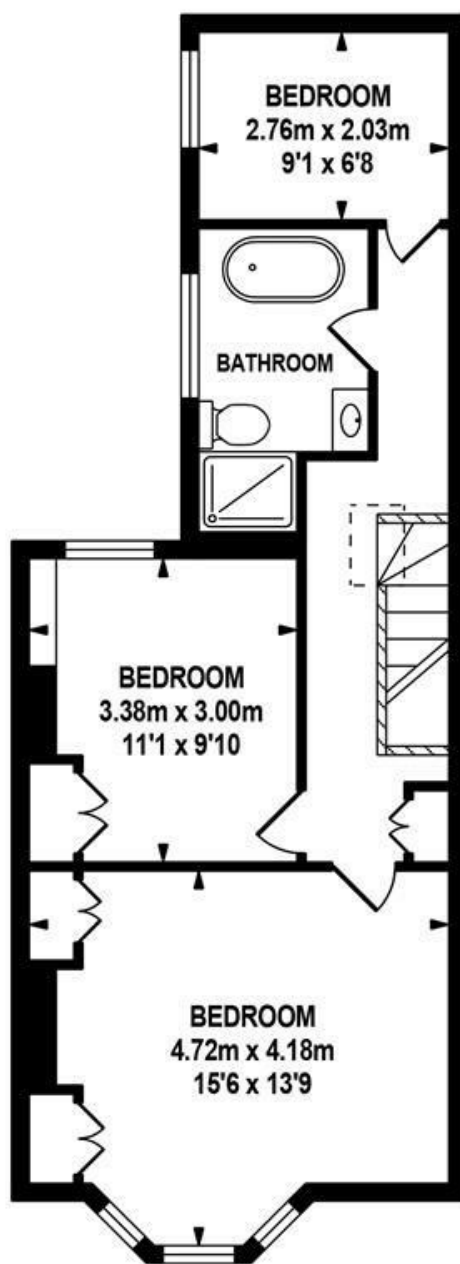
Tenure: Freehold

Council Tax Band: E

GAIRLOCH ROAD SE5  
FREEHOLD



GROUND FLOOR  
APPROX. FLOOR  
AREA 51.36 SQ.M.  
(553 SQ.FT.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 50.61 SQ.M.  
(545 SQ.FT.)

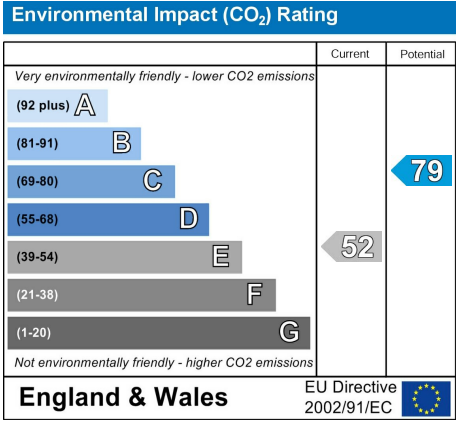
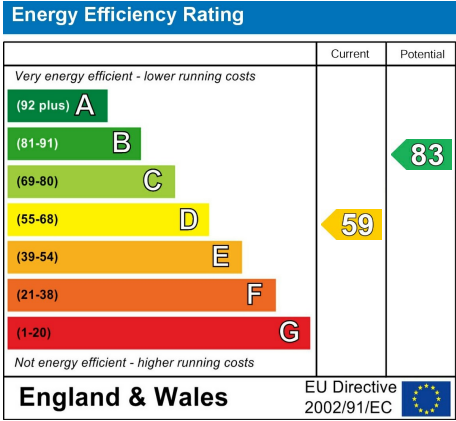


SITE PLAN

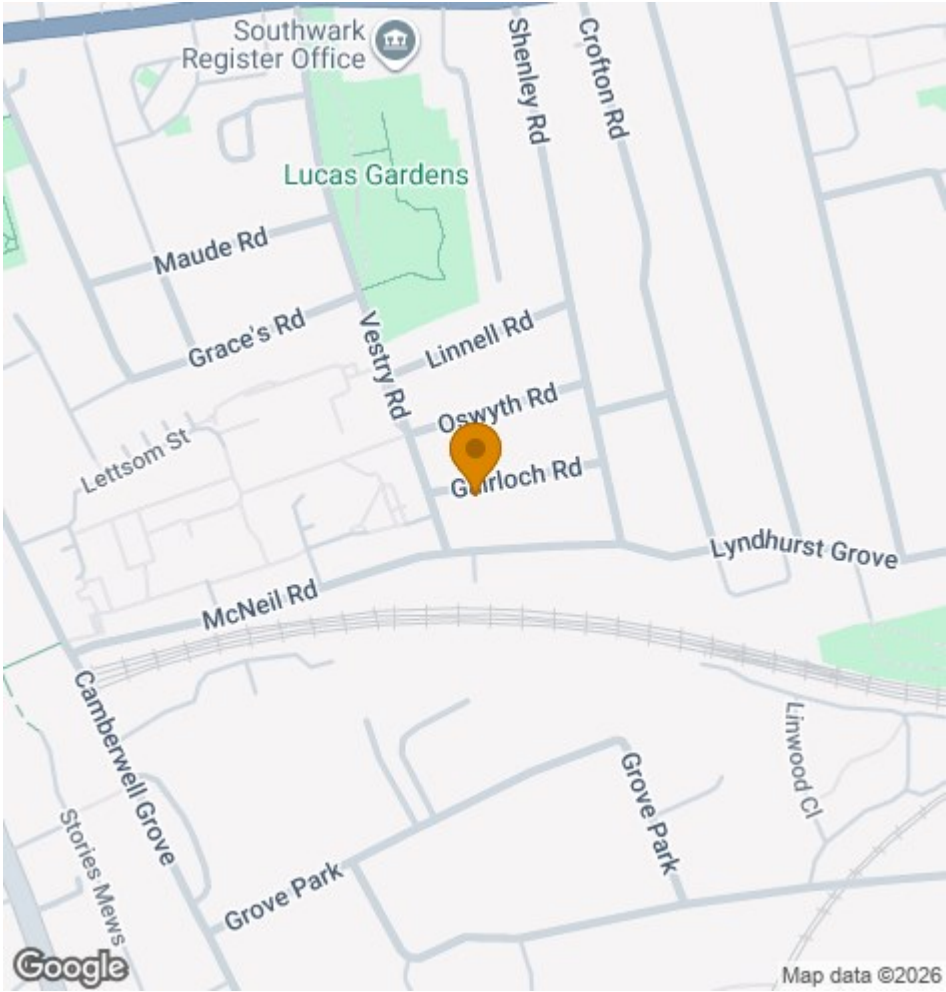
TOTAL APPROX.FLOOR AREA 101.97 SQ.M. (1098 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
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GAIRLOCH ROAD SE5  
FREEHOLD



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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