

THE HAMLET, CHAMPION HILL, SE5

FREEHOLD

£1,150,000

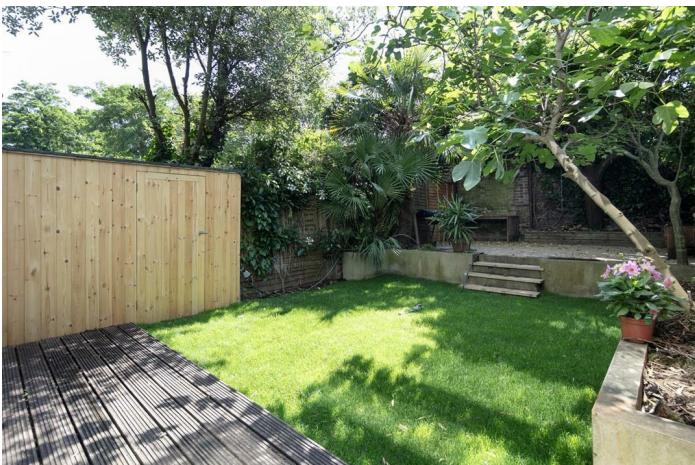


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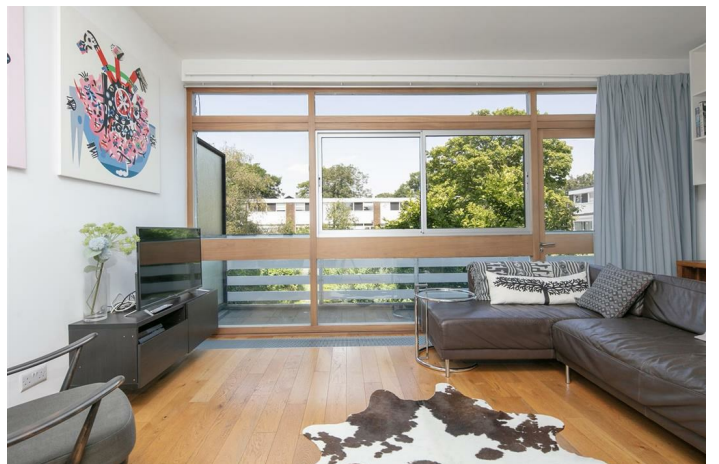
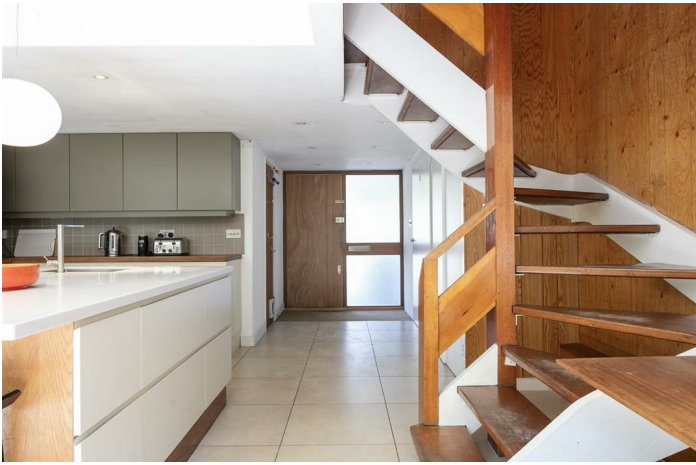
Bedrooms : 4
Receptions : 2
Bathrooms : 2

FEATURES

Popular Leafy 1960's Development
Wonderful Communal Grounds
Guest Parking
Pretty Peaceful Garden
Freehold



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Spacious Four Bedroom 1960's Classic in Hugely Popular Leafy Development - CHAIN FREE.

This classic townhouse is bright and spacious throughout and forms part of an award winning 1960's development. Spread over three bright floors, the accommodation comprises a large reception, huge kitchen/diner, four fine bedrooms (master en suite), bathroom and wc. There's an adjoining garage too - great for storage! Find it tucked away just off Champion Hill on the Camberwell/Dulwich borders in a marvellously mature and friendly development. From here, you are positioned extraordinarily well for transport and leisure links. You're within an easy stroll of Denmark Hill and the endless amenities of Camberwell.

The communal grounds are pleasant and inviting. Guest parking is offered and a central green space with seating and mature flora invites a convivial vibe. The house is spaciouly arranged over three floors with a private garden to both front and rear. A handy adjoining garage supplies abundant storage or indeed offers the potential for further living space should you wish. A nicely appointed hallway greets you with an adjoining loo on your left hand side. Two big storage cupboards will house all your coats and brollies. A stunning kitchen/breakfast room sits ahead of you - stretching over 17 feet wide and with a wall of sliding doors connecting to the garden. A seamless, sleek fitted kitchen has integrated units, a big central island and large floor tiles.

Take the original solid wooden staircase (with open risers) up to the first floor to find a reception room with front facing balcony overlooking the central, communal green. At the rear is a master bedroom with stylish en suite bathroom and huge full width windows. The second floor comprises three further bedrooms (two doubles, one single). Both doubles have fitted, recessed storage cupboards and there's an additional one on the landing. A second, family bathroom sits towards the rear with serene garden views.

There are a number of excellent schools nearby - a short walk down leafy Greendale to the highly rated independent James Allen's Girl's School and co-educational Alleyn's School. Dulwich College and Dulwich College Prep are a short drive/bicycle ride away. Also nearby is the well regarded Villa Pre-Prep School & Nursery. Camberwell College of Art is also within walking distance. Local eateries will keep you perpetually calorie counting - we love The Camberwell Arms, a winner of the Observer Food Monthly's Best Sunday Lunch award, eight minutes down the Grove. There are plenty of shops nearby including a host of independent food shops on Camberwell Church Street and Camberwell Green, plus a new, modern library and playground. There is a Sainsburys superstore an easy 5 minute walk away. The shops and foodie hotspots of Peckham and East Dulwich are also in walking distance. Keeping fit? Camberwell Baths is stunning and within an easy canter. Ruskin Park is a short walk away and you have the Butterfly Tennis Club is nearby too. The elegant Dulwich Park and Brockwell Park are also a short bicycle ride away.



GROUND FLOOR

Approximate. internal area :
44.99 sqm / 484 sq ft

FIRST FLOOR

Approximate. internal area :
41.87 sqm / 451 sq ft

SECOND FLOOR


Approximate. internal area :
44.52 sqm / 479 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 131.38 sqm / 1414 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			88
(81-91) B			
(69-80) C		75	
(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 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.

