Wooster & Stock

CROFTON ROAD, CAMBERWELL, SE5

SHARE OF FREEHOLD

£735,000

SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 1

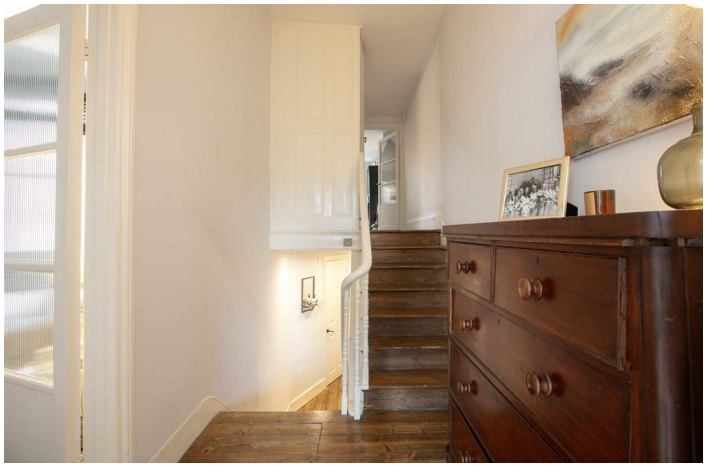
Lease Length: 161 years remaining
Service Charge: n/a
Ground Rent: n/a

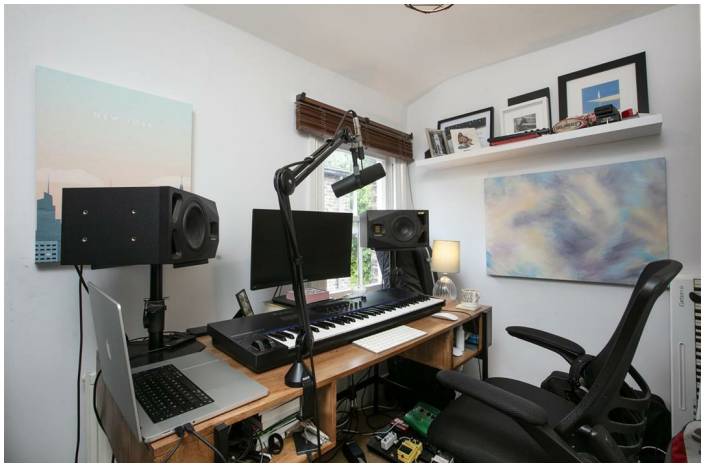
FEATURES

Split-Level Top Floor
High Ceilings
Double Glazed Wooden Sash Windows
Much-Loved Location
Share of Freehold

CROFTON ROAD SE5

LEASEHOLD - SHARE OF FREEHOLD





CROFTON ROAD SE5
LEASEHOLD - SHARE OF FREEHOLD

Excellent Split-Level Two/Three Bedroom Period Conversion.

Find this fantastic 2/3 bedroom period upper flat on one of Camberwell's most coveted roads. It runs generously on upper floors of a handsome Victorian building and comprises a large reception with tall ceilings and abundant light, a contemporary kitchen, two large double bedrooms, a nursery/study and modern bathroom. The property further benefits from double glazed wooden framed sash windows and plenty of landing space. It's a real winner. Crofton Road is a mature, popular street that rises gently from Peckham Road to Lyndhurst Grove and sits within a pleasurable five minute ramble of bountiful Bellenden Village. Transport is a cinch with Peckham Rye and Denmark Hill Stations each less than 10 minute stroll for swift, regular services to London Bridge, Victoria, Elephant and Castle, Blackfriars, Farringdon, Shoreditch and oodles more. Your social life will buzz with the nearby bustle of Camberwell, Peckham, East Dulwich and Queens Road.

A half flight leads upward from the communal hallway to a nicely sized inner landing perfect for coats, shoes and brollies. Original floorboards and crisp neutral decor are the order of the day. The kitchen/diner is handsome and well proportioned with plentiful contemporary cabinetry and tasteful floor tiles complimenting the well chosen wall shades. Appliances include a NEFF four ring gas hob, oven, integrated fridge/freezer, dishwasher and washing machine. Next to this is a side aspect bathroom with oblong wall tiles, heated towel rail and bath with shower attachment.

The first floor landing has more lovely timber floors. A front aspect reception stretches into the full width of the property with a tiptych of double glazed Italianate wooden framed sash windows. A pretty period feature fireplace is flanked by bespoke storage units and shelving. Bedroom one is a fine rear-facing double with feature wall and double glazed sash window. The raised return hosts handy storage - it's great for the ironing board et al. Next to this is the study/nursery which has numerous uses. The second double enjoys a lofty position and tonnes of space and light.

The South London Gallery Cafe is great for impressing visitors with! Rye Lane is tantalisingly close for any amount of culture. For coffee, croissants, books, antiques, fine wine and flowers, go no further than Bellenden Village (a 10 minute walk). We love Petitou, The Victoria Inn, Ganapati and The Begging Bowl. The Bussey Building has some fab rooftop bars and even a cinema! The highly considered Villa Nursery 5 minutes walk - now that's an easy morning drop off! The area has easy access to Peckham Rye (zone 2 and a brisk 7 minute walk) and Denmark Hill stations (also zone 2 and about a 12 minute walk away) for services to London Bridge, Victoria and Blackfriars. The London Overground whizzes you to Clapham, Shoreditch and Canada Water for the Jubilee Line. A whole variety of buses run into town along Peckham Road, just 3 minutes away. The wide open green spaces of Peckham Rye Park, Ruskin Park and Dulwich Park are also within easy reach. It's a fine spot for a read of the papers and there's a fab playground for the kids. Ruskin Park, in addition to playground, has a paddling pool and tennis courts. It's an easy 10-15 minute walk.

Tenure: Share of Freehold

Lease Length: 161 years

Council Tax Band: C

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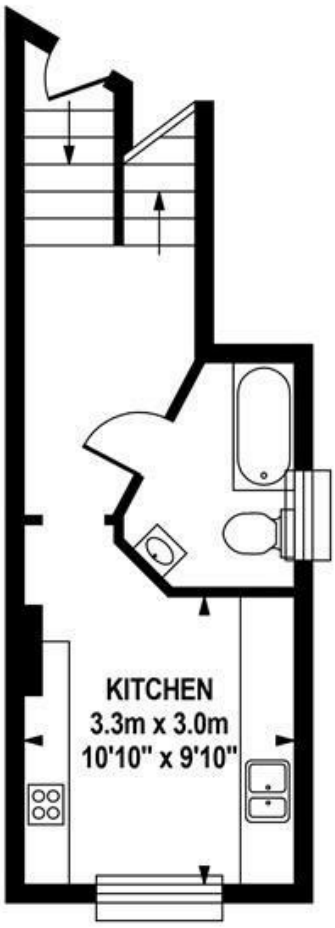
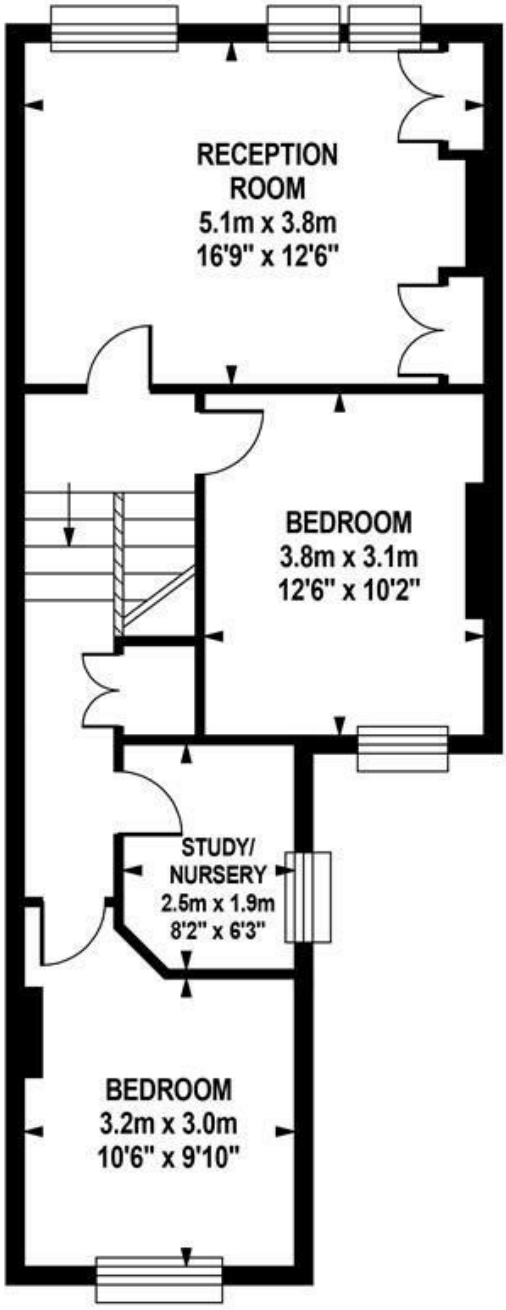


SECOND FLOOR

Approximate Internal Area :-
23.04 sq m / 248 sq ft



THIRD FLOOR

Approximate Internal Area :-
56.95 sq m / 613 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 79.99sq m / 861 sq ft
Measurements for guidance only / not to scale

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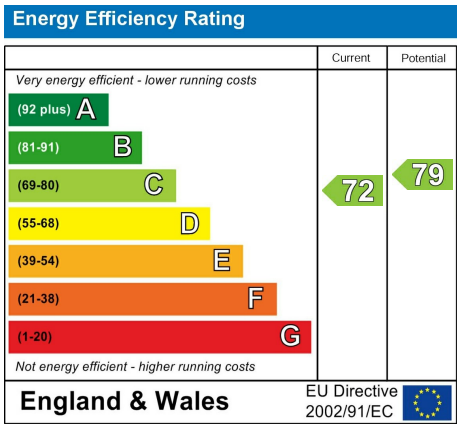
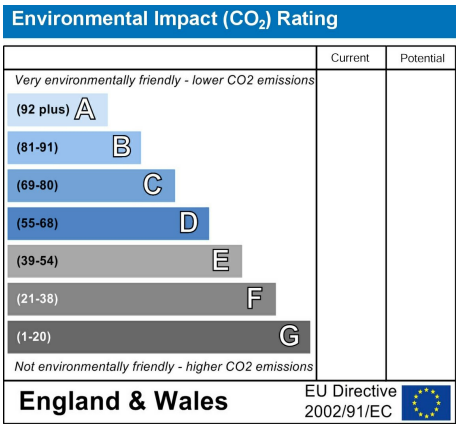
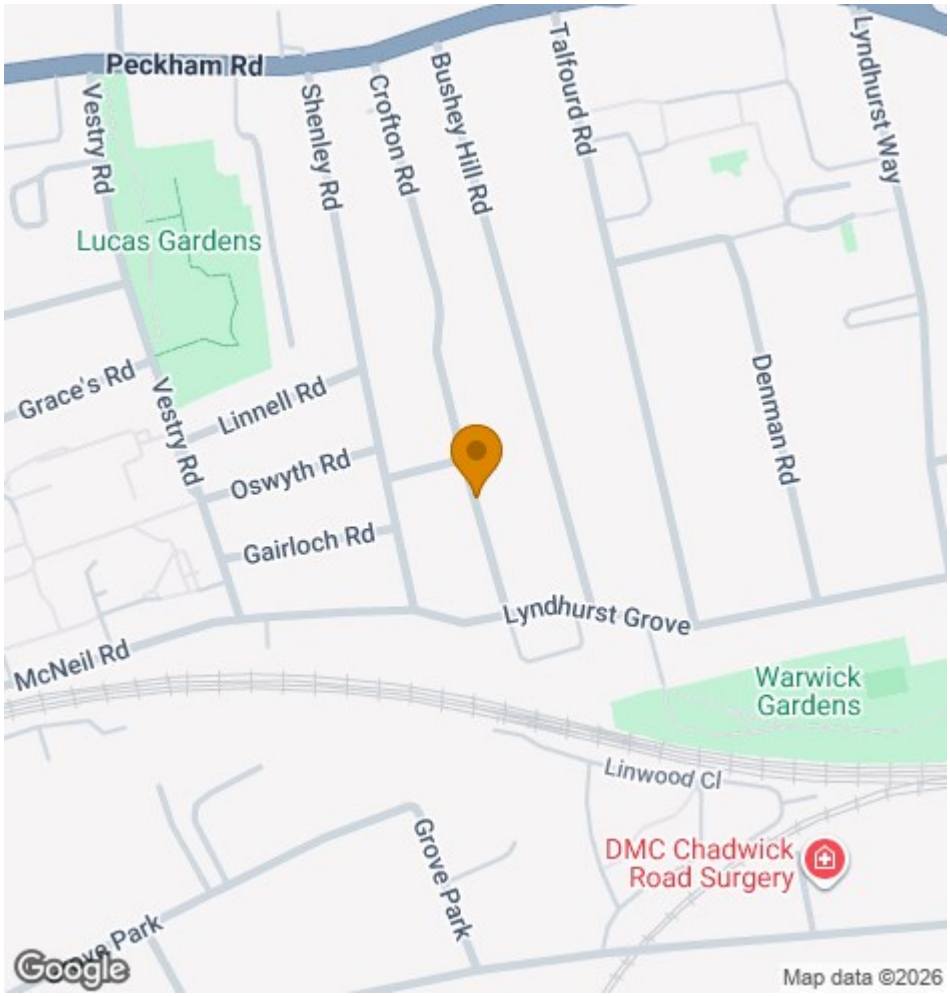




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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