

BUSHEY HILL ROAD, CAMBERWELL, SE5

FREEHOLD

£750,000

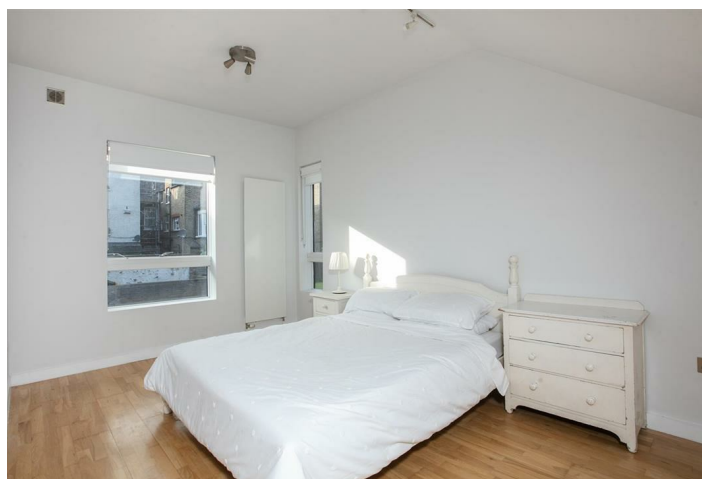
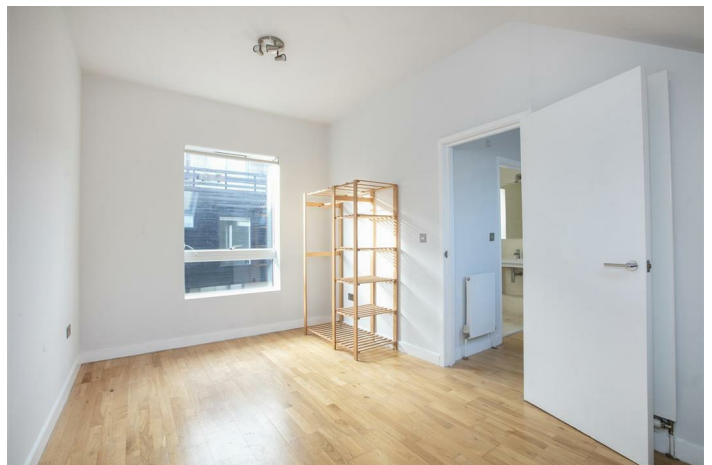


## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 1 plus additional WC

## FEATURES

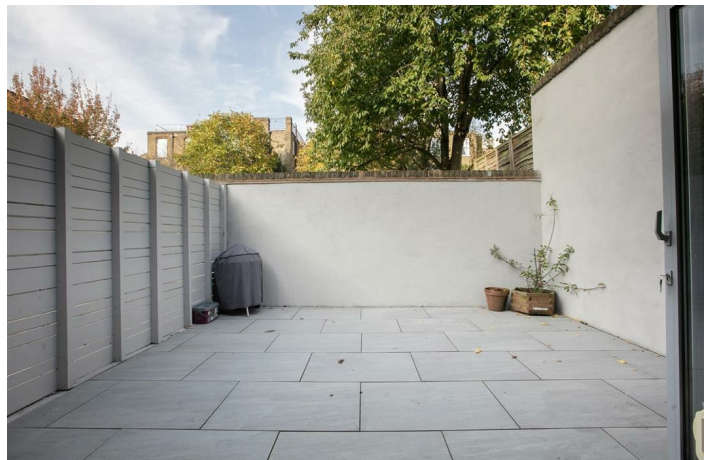
Exclusive Gated Community  
Generous Landscaped Shared Gardens  
Allocated Off-Street Parking  
Private Patio Garden  
Bright Spacious Accommodation  
Freehold



BUSHEY HILL ROAD SE5  
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Newly Refurbished Two Bedroom Home with Private & Communal Gardens and OSP - CHAIN FREE.

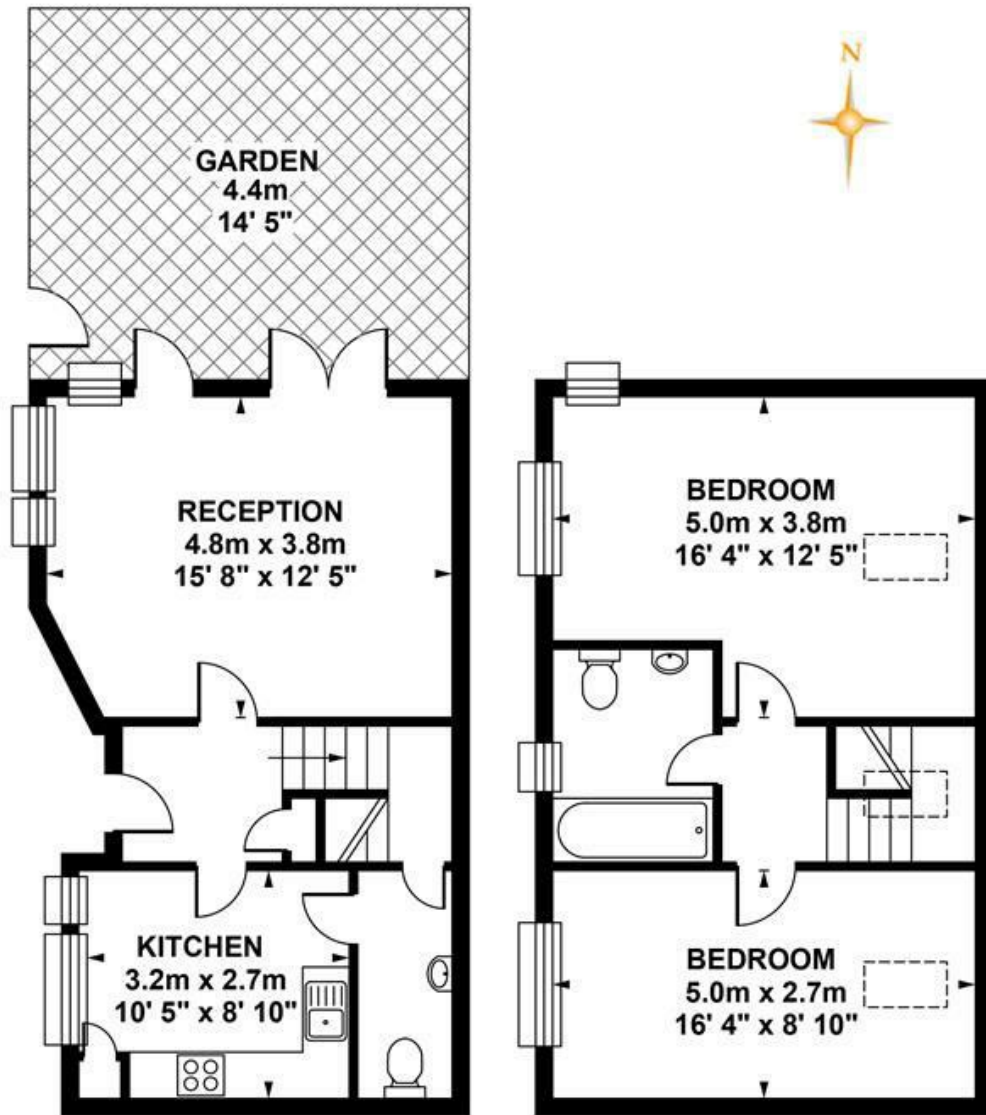
Find this super contemporary newly refurbished two bedder complete with stylish modern finish. Madeleine Terrace provides a peaceful and opulent environment, with communal outside space and secure, gated entry. You're within a stroll of all that Camberwell offers and within easy reach of Bellenden Road too. Bushey Hill 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 Station a seven 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.

Enter at ground level into a bright and inviting entrance hall with pale neutral décor - a theme constant throughout. A step to the left delivers you to the fabulously airy reception which boasts access, through a wide sliding glass door, to the outside patio. Back through the hall you'll find the kitchen/diner which enjoys a Bosch appliances and a slick contemporary finish. The cabinets are modern and plentiful and house a dishwasher and washing machine. There is a handy guest cloakroom sitting beyond with loo and wash hand basin. A winding staircase leads you upward where you'll find the first floor, which plays host to two substantial double bedrooms. Each face front and enjoy a bright appointment. The main bathroom sits in between with sumptuous white suite and complimentary floor tiles.

The area has easy access to Peckham Rye (zone 2 and a brisk 5 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 five minutes away. The South London Gallery Café is great for impressing visitors with! Rye Lane is tantalisingly close for any amount of culture. For coffee, croissants, books, antiques, flowers and dry cleaning services, go no further than Bellenden Village (a 3 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 and Belham Primary are both close - now that's an easy morning drop off! The wide open green spaces of Peckham Rye Park are also within easy reach. Even closer is the very lovely Warwick Gardens. It's a fine spot for a read of the papers.

Tenure: Freehold

Council Tax Band: E



### GROUND FLOOR

Approximate. internal area :  
36.78 sqm / 396 sq ft

### FIRST FLOOR

Approximate. internal area :  
41.56 sqm / 447 sq ft

### TOTAL APPROX FLOOR AREA

Approximate. internal area : 78.34 sqm / 843 sq ft  
Measurements for guidance only / Not to scale

**BUSHEY HILL ROAD SE5**  
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

