

BUSHEY HILL ROAD, SE5  
LEASEHOLD  
GUIDE PRICE £525,000



## SPEC

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Lease Length : 177 years remaining

Service Charge : £150 per annum

Ground Rent : n/a

## FEATURES

Private Garden

Large Kitchen Diner

Proper Double Bedroom

High Ceilings

Leasehold



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GUIDE PRICE £525,000 to £550,000.

Elegant One Bedroom Period Conversion with Cellar and Generous Private Garden.

Enjoying a considerable proportion, sympathetic finish and sizeable private rear garden, this tidy one bedder ticks all the boxes. It sits on the ground floor of an end-of-terrace Victorian building along one of Peckham's most sought-after streets. The accommodation comprises a lovely bright reception, large double bedroom, swanky bathroom and a large kitchen/diner with direct garden access. A handy storage cellar affords you space for any amount of this or that. 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.

The exterior is handsome and painted crisp white. A shared entrance leads inward to your ground floor door. A front-facing reception dons a beautiful period feature fireplace with tasteful mantel and shelving on either side. A neat square bay window enjoys four separate sash windows for tonnes of light. Louvered blinds on the lower panes afford privacy for your binge-watching days. The double bedroom comes next. It's a fine size and has the same tall ceilings. Bespoke fitted wardrobes keep things neat and tidy and there are French doors opening rear to the garden. Floor-to-ceiling louvered blinds finish the space nicely.

The hall is presented pretty in plum. It widens to the rear to offer more bespoke fitted storage units. There is also access to the storage cellar. The bathroom has some pretty aqua tiling over the panelled bath. There's a heated towel rail and a side aspect frosted sash window. At the end of the hall you meet the kitchen/diner which enjoys lovely rustic timber floors, contemporary cabinets and counters, four ring Stoves range. The laundry cupboard and fridge/freezer each precede the garden entrance. Here you'll benefit from lawn, raised patio and integrated seating.

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. Even closer is the Toad Bakery - the queues say everything! 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.

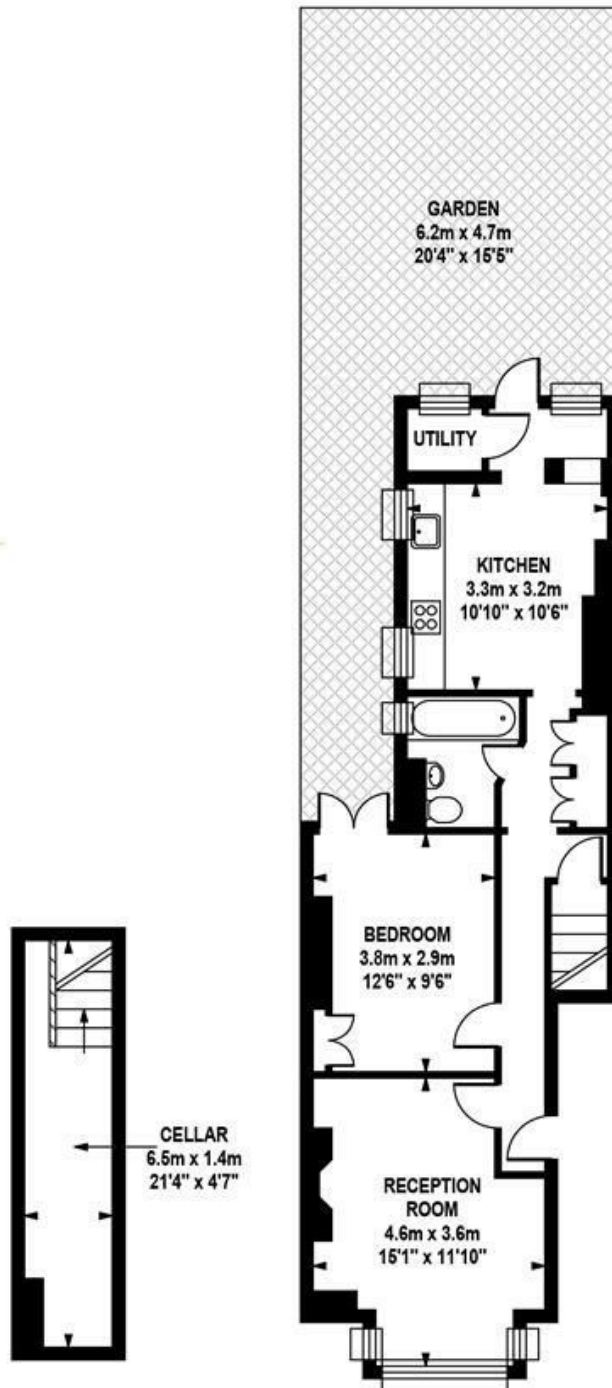
Tenure: Leasehold

Lease Length: 177 years remaining

Council Tax Band: B

BUSHEY HILL ROAD SE5

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**CELLAR**

Approximate Internal Area :-  
8.73 sq m / 94 sq ft

**GROUND FLOOR**


Approximate Internal Area :-  
53.88 sq m / 580 sq ft


**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 62.61 sq m / 674 sq ft  
Measurements for guidance only / not to scale

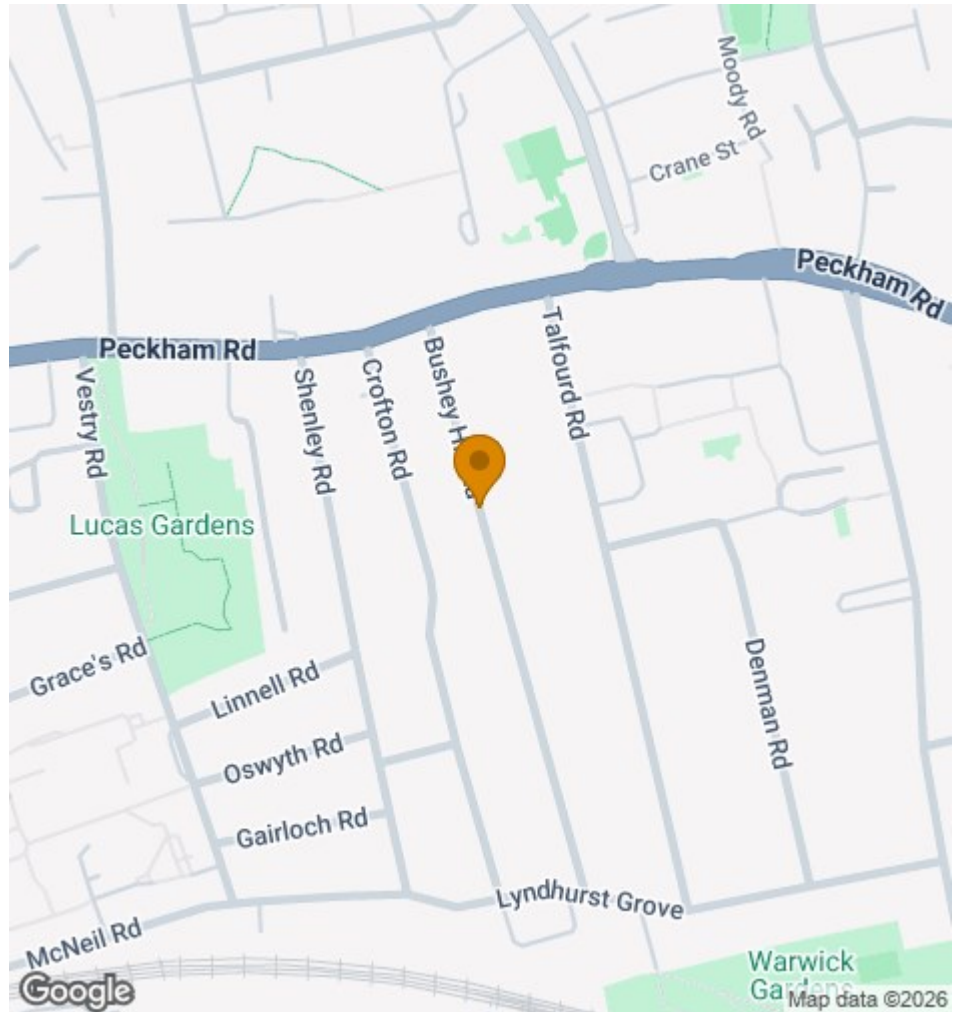
# BUSHEY HILL ROAD SE5

LEASEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<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.



**Wooster  
&Stock**

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