

SHENLEY ROAD, CAMBERWELL, SE5

FREEHOLD

£1,200,000



## SPEC

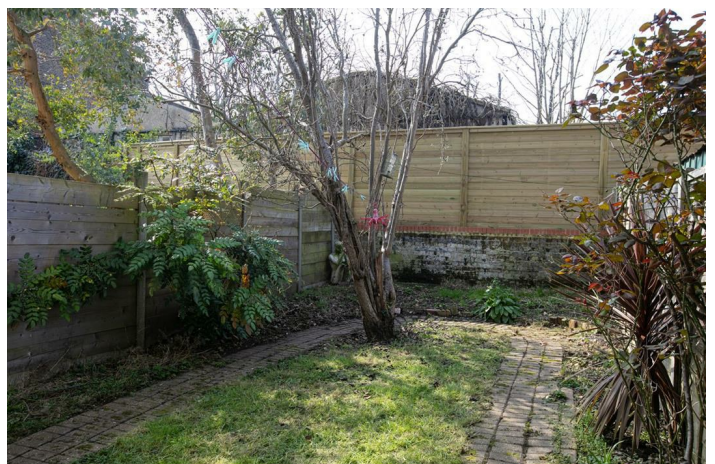
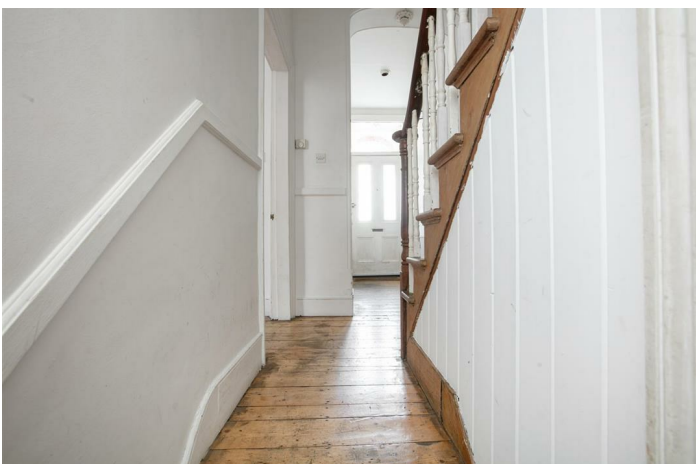
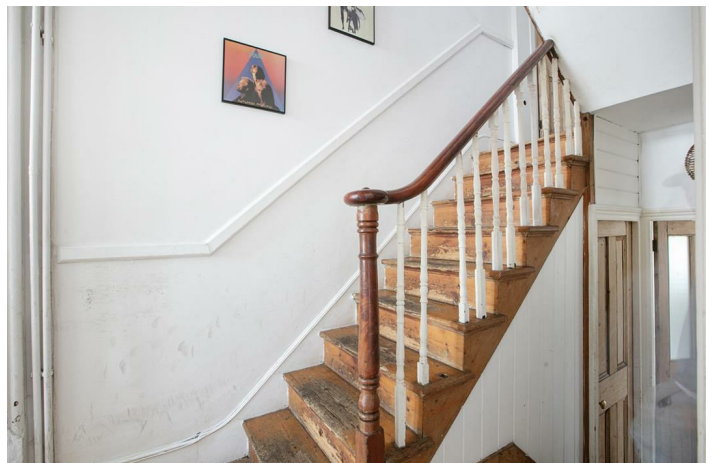
Bedrooms : 5  
Receptions : 2  
Bathrooms : 2

## FEATURES

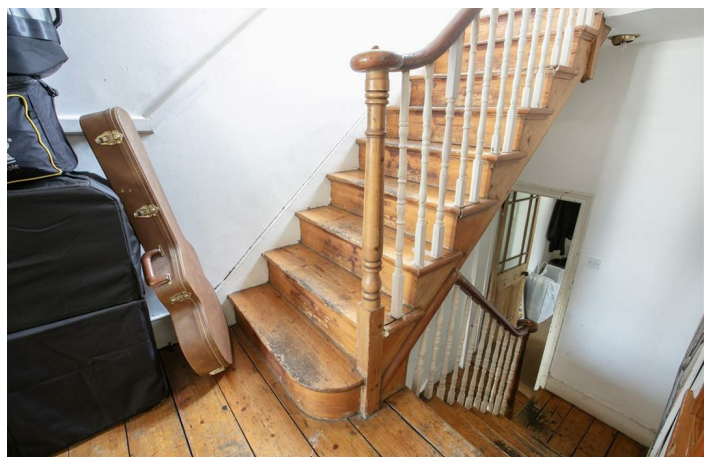
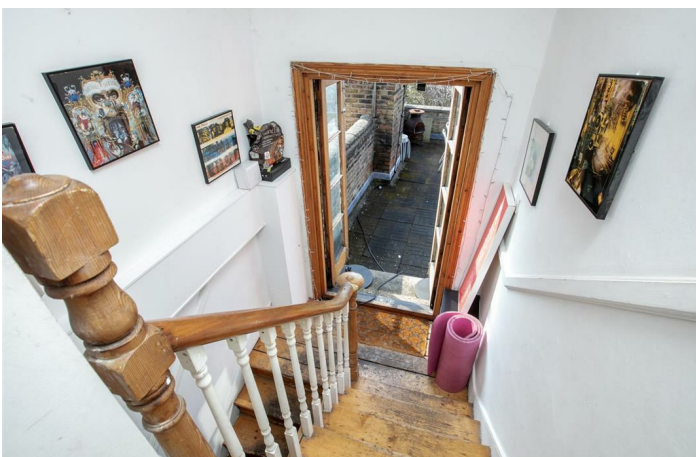
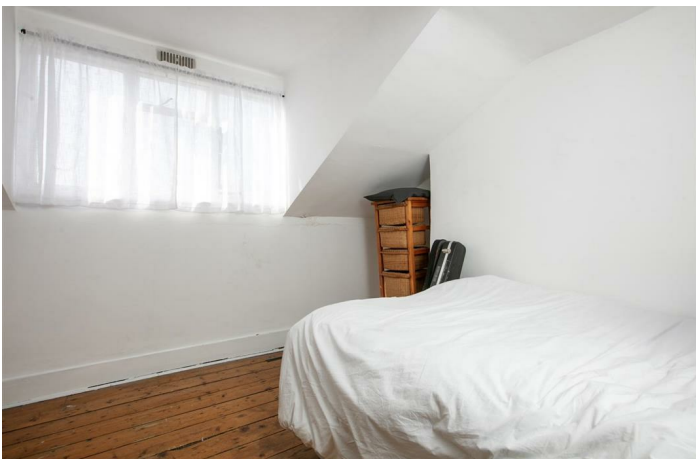
Generous Well Arranged  
Accommodation  
High Ceilings  
Hugely Popular Location  
Freehold



SHENLEY ROAD SE5  
FREEHOLD



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Huge Five Bed Victorian Home with Garden and Roof Terrace - CHAIN FREE.

You've got serious space to play with in this fab five bedder. It rests on the lower end of the much sought after Shenley Road - in easy reach of cool Camberwell, beautiful Bellenden Road and plucky Peckham. The accommodation is spread evenly over three and a half floors with rustic original floorboards and high ceilings. A sunny roof terrace will sweeten the deal yet further! The property comprises two equally sized reception rooms, a large kitchen/diner with wc, five double bedrooms, bathroom - and of course that spectacular lofty terrace on which you'll while away the summer months. Shenley Road is a local favourite; it's incredibly peaceful and runs from bustling Peckham Road up toward Lyndhurst Grove and the Bellenden Renewal area. From here you can stroll to any amount of social endeavours - there are bars, eateries, parks and cultural hotspots in every directions. Peckham Rye and Denmark Hill stations are both roughly 10 minute stroll for unbeatable connections. You'll enjoy swift services to London Bridge, Victoria, Blackfriars, Elephant & Castle and Canada Water for the Jubilee Line.

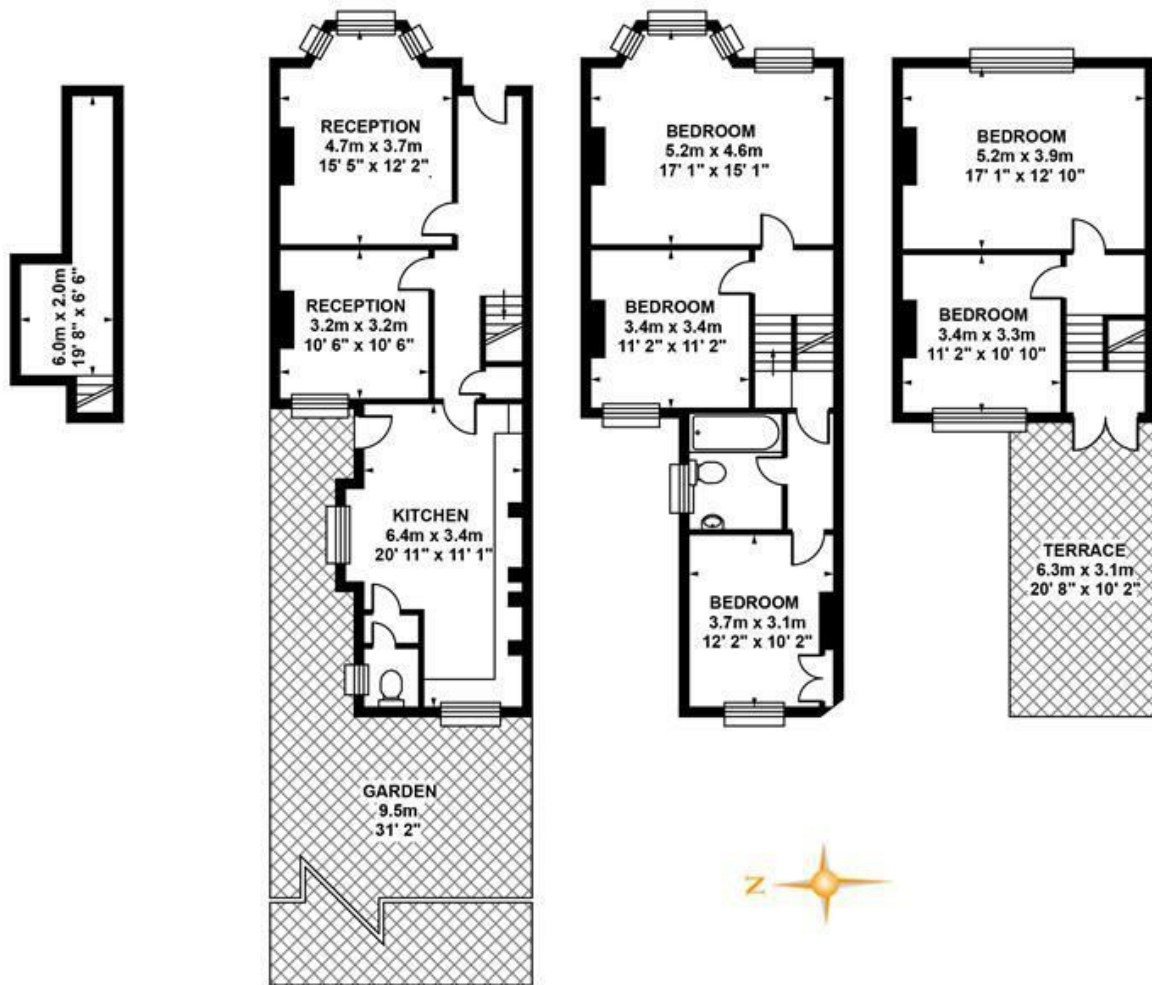
A neat walled front garden with mature hedging and cast iron gate leads to a recessed arched portico with ornate stucco work. The door has frosted panes. Your front reception dips into the canted bay window and has a period fireplace with wooden mantel. A further reception/dining room, currently arranged as a bedroom, faces down the side patio and offers a similar fireplace. A mini flight in the hall leads down to the kitchen/diner. It's a great size with a side bay window, plenty of cabinet and counter space and a guest w.c. From here you can access the garden which enjoys a cute brick pathway and a smattering of plants and shrubs.

You'll find access to the cellar under the stairs in the hall - it's super handy for storage. The first return offers a bedroom and a bathroom. Continuing upward you'll meet the master bedroom - a bright and hugely spacious affair. This faces front stealing the bay window. A third double bedroom faces rear on the same level. Another half flight ascent leaves you chilling out on that fab roof terrace where you have an eagle eyed leafy view of the area. Upward once more you meet the fourth and fifth bedrooms - each sizeable doubles.

You're within a moment's stroll of the South London Gallery and Camberwell College of Arts, plus the quirky Bellenden Road shops, are at your fingertips. You have all sorts of buses at the end of the road travelling into and across London with night services too. A 10 minute walk has you at either Denmark Hill or Peckham Rye mainline stations (both Zone 2) with services to Victoria, Blackfriars, Farringdon and beyond, (to St Albans and even Stanstead!), or east to London Bridge and Cannon Street. Dulwich Foundation schools are easily accessible by bus or car. The area is also home to one of London's best hospitals, Kings College, which is a 10-minute walk away. Camberwell enjoys an eclectic variety of independent food stores and a number of excellent bars and restaurants including the Crooked Well on Grove Lane and the award-winning Camberwell Arms which does a cracking Sunday lunch. The renowned Hermit's Cave is just one of the many great pubs in the area.

Tenure: Freehold

Council Tax Band: E



**LOWER  
GROUND FLOOR**

Approximate internal area :  
8.68 sqm / 93 sq ft

**GROUND FLOOR**

Approximate internal area :  
60.81 sqm / 655 sq ft

**FIRST FLOOR**

Approximate internal area :  
59.35 sqm / 639 sq ft

**SECOND FLOOR**


Approximate internal area :  
38.48 sqm / 414 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate internal area : 167.32 sqm / 1801 sq ft

Measurements for guidance only / Not to scale

SHENLEY ROAD SE5  
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

