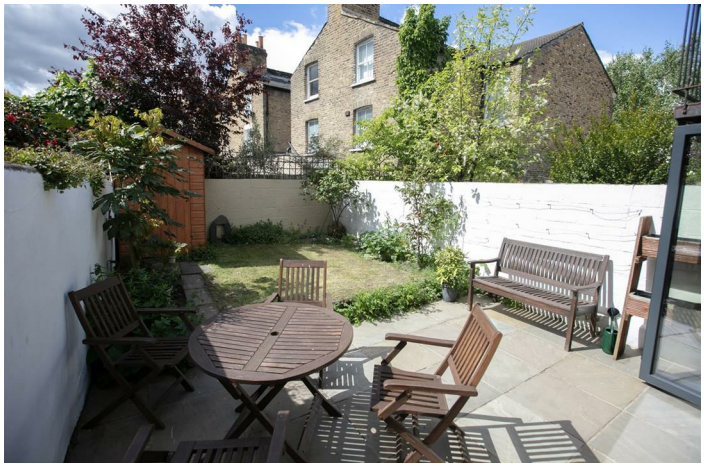
Wooster & Stock

SHENLEY ROAD, CAMBERWELL, SE5

FREEHOLD

£1,100,000



SPEC

Bedrooms : 3
Receptions : 2
Bathrooms : 1

FEATURES

Pretty Rear Garden
Handy Storage Cellar
Original Features
Modern Kitchen Diner
Huge Loft Space with Potential
Freehold

SHENLEY ROAD SE5

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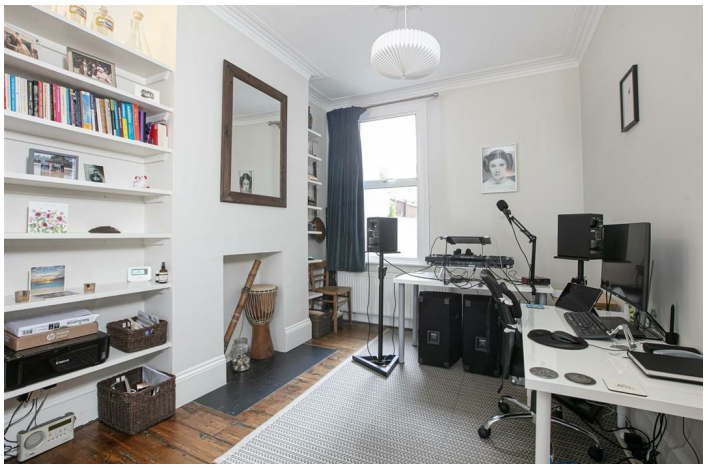

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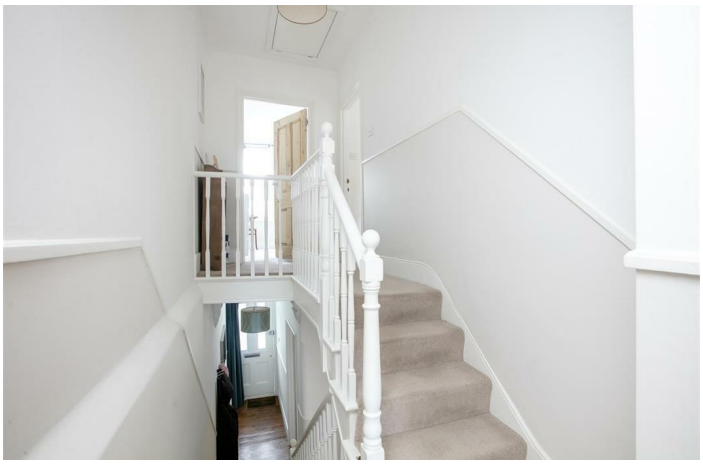

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Attractive Three Bedroom Period Home on Popular Street - CHAIN FREE.

Enjoying a much sought after location, perfectly equidistant from the endless attractions of Peckham and Camberwell, this handsome three bedder ticks all the boxes. Spread over two well maintained and presented floors, the property enjoys high ceilings, period features and three double bedrooms. Accommodation further comprises two reception rooms, modern kitchen/diner, bathroom and additional wc. There's a lovely flow and energy throughout and a great feeling of space with the vanishing point looking down gardens of adjacent roads! There's also a huge loft space ripe for development - subject to planning permission. The rear rear garden supplies afternoon sun for catching some rays. Shenley Road is really popular, mature period street. It's mature and well stocked with similarly lovely period properties. It 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 recessed portico leads inward to a pleasant hall with high ceilings and a pair of original corbels. Beautiful timber floors continue leftward to the first of your gorgeous reception rooms. This faces front through a wide bay window. There's some original cornicing and a lovely wood burner with contemporary chunky integrated wooden mantel. Wide double doors connect this room to the rear reception/formal dining area which has a gorgeous ceiling rose and a peaceful rear aspect. One can fling the doors open for a really spacious double room or enjoy as two individual spaces depending on requirements.

Further along the hall you meet access to the super handy cellar (head-height and with abundant storage space). This precedes the kitchen/diner where plentiful modern cabinetry and a splash of vibrant teal will delight in equal measure. Appliances include double NEFF, integrated dishwasher and fridge/freezer and a swanky Bosch induction hob. The chimney breast has been removed for fantastic dining space. Bi-fold glass doors open from here to your lovely patio and onto the lawn - it's the perfect spot for your guests to spill out to.

The first return is carpeted and initially introduces a handy wc with contemporary loo and wash hand basin. The bathroom comes next with an additional wc, bath and heated towel rail. The first of your three lovely bedrooms completes this level with plenty of space for a double bed and wardrobe. Peaceful garden views make it a winner. Upward again to the first floor you find a lovely master bedroom fronting the street and enjoying the full width of the property. A wide bay and pretty original feature fireplace add to the charm. Bedroom three completes the tour with a leafy rear aspect.

You're so close to so many social attraction! The South London Gallery and Camberwell College of Arts, plus the quirky Bellenden Road shops, are all within a pleasurable amble. 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 Theo's for pizza on Grove Lane and the award-winning Camberwell Arms which does a cracking Sunday lunch. The renowned Grove Tavern is just one of the many great pubs in the area and the Kerfield Arms, also on Grove Lane, has recently been awarded a Michelin Star!

Tenure: Freehold

Council Tax Band: E

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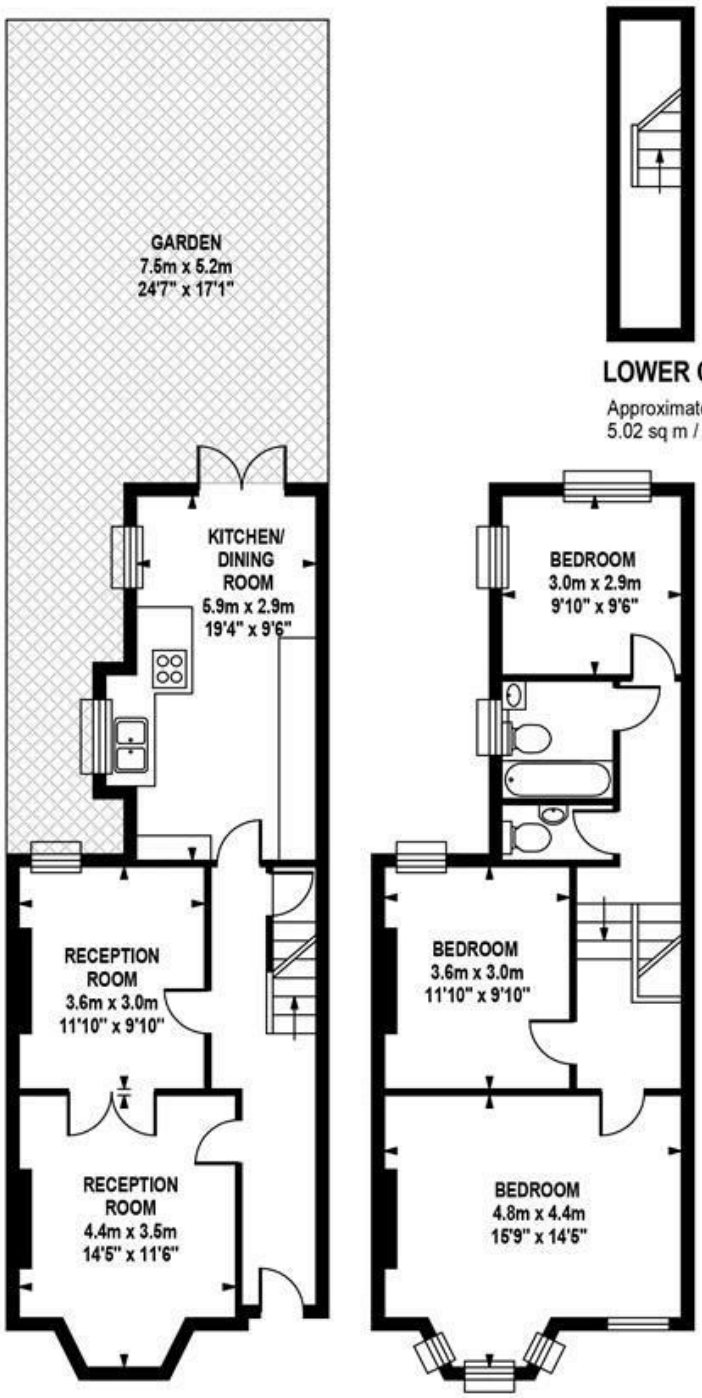

LOWER GROUND FLOOR

Approximate Internal Area :-
5.02 sq m / 54 sq ft

GROUND FLOOR

Approximate Internal Area :-
54.35 sq m / 585 sq ft

FIRST FLOOR

Approximate Internal Area :-
53.70 sq m / 578 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 113.06sq m / 1217 sq ft
Measurements for guidance only / not to scale

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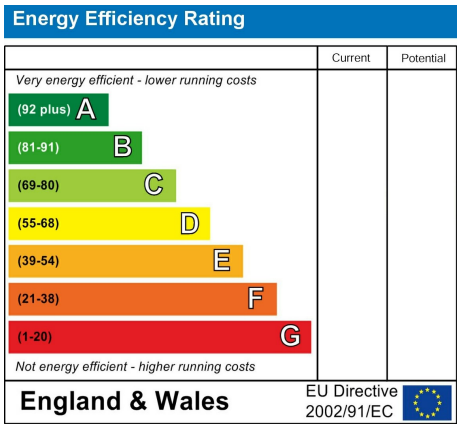
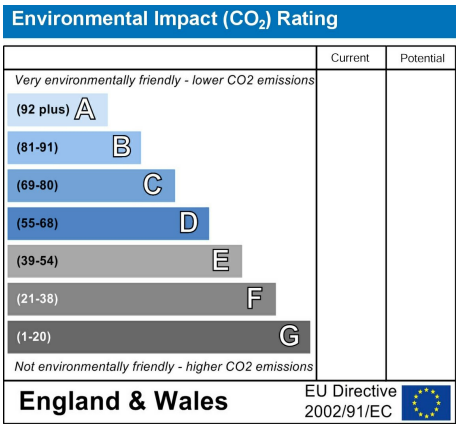
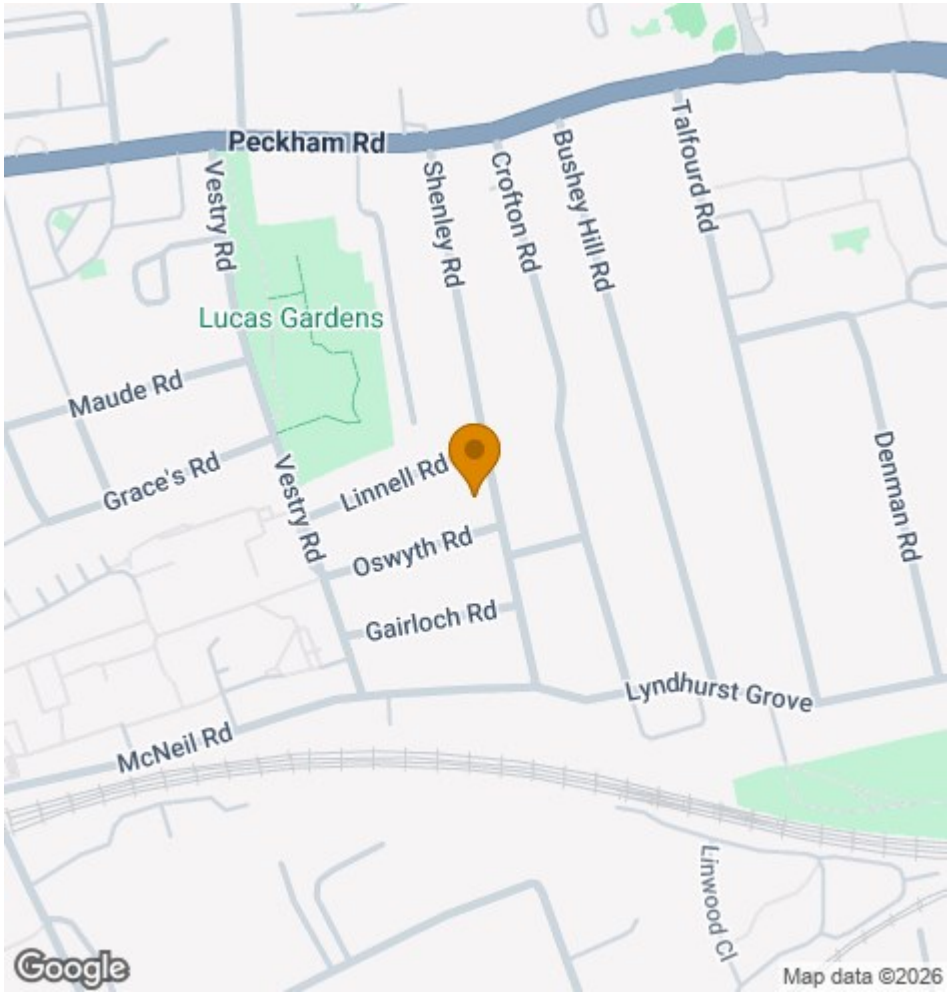




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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