

STORIES MEWS, CAMBERWELL, SE5

FREEHOLD

£2,500,000



## SPEC

Bedrooms : 5  
Receptions : 2  
Bathrooms : 3  
Cloakroom : 1  
Study : 1

## FEATURES

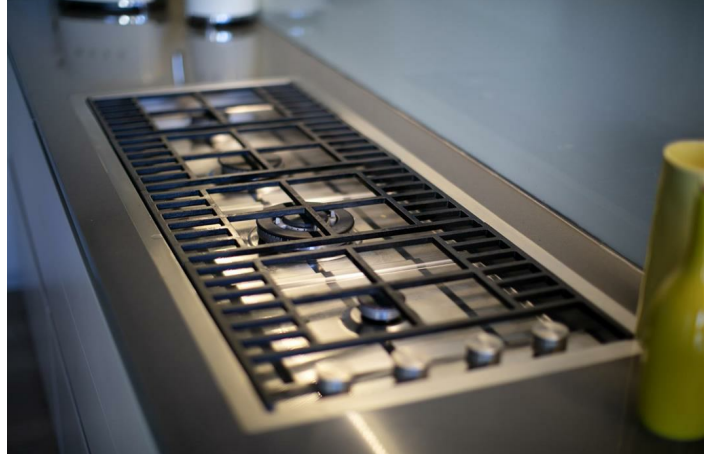
Peaceful mews setting  
Conservation area  
Architecturally stunning  
Huge living space  
Two beautiful courtyard gardens  
Over 2,500 sq ft over two large floors  
Freehold



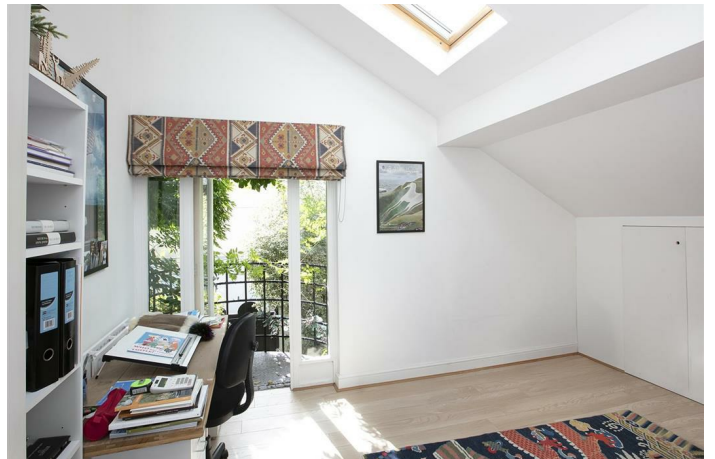
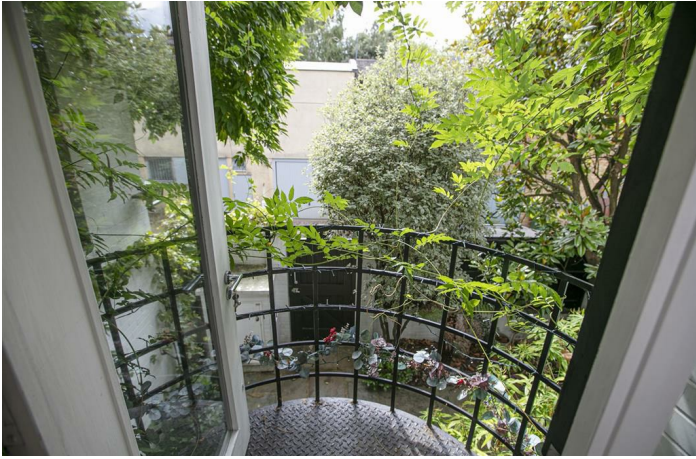
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Detached Five Bed Mews Home over 2,500 sq ft with Two Courtyard Gardens & Garage - CHAIN FREE.

Stories Mews is one of Camberwell's best kept secrets. Running parallel to Camberwell Grove and Grove Lane, the mews is a green haven, located within a conservation area while enjoying close proximity to public transport. Major bus routes run into the city and the West End from neighbouring Grove Lane and Camberwell Church Street; Denmark Hill station ( Zone 2 ) is only a seven minute walk with direct trains to Victoria and Blackfriars, the London Overground etc. School catchment is excellent with Lyndhurst Primary, the Villa School and Nursery; the Dulwich Foundation Schools, the Charter Schools and the Camberwell College of Art all close by. There are numerous good local restaurants and bars in Bellenden Road, Camberwell Church Street and Lordship Lane as well as a Sainsbury's super store. Excellent green spaces such as Ruskin Park and Greendale as well the very private Lettsom Gardens (residents can obtain a key for a small fee) are all minutes away. Also within walking distance is the independent Picture House Cinema on Lordship Lane. Finally, Kings College Hospital is minutes away.

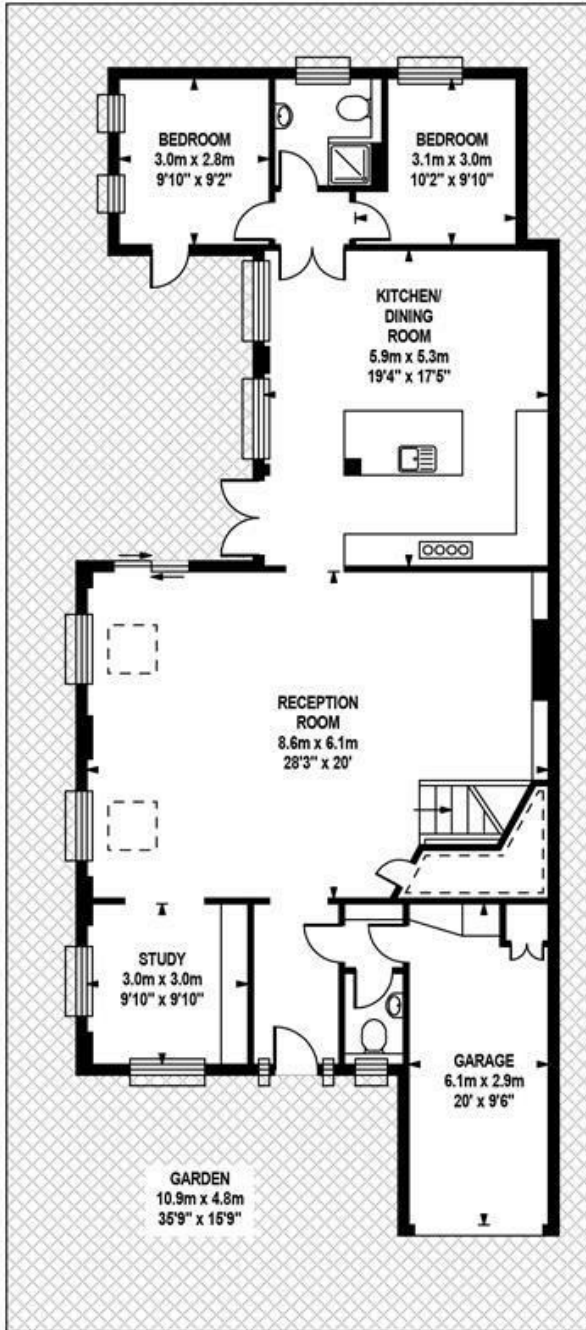
Number 8 Stories Mews was built in the 1980s and designed by the award-winning architects, the Manser Practice. The current owners extensively renovated the interior in 2014 and have continued to improve the property since then. The house includes many special features and its ingenious design takes full advantage of light, space and privacy throughout. Most notable features are the unique curved gallery, floor to ceiling windows, skylights throughout and an open plan living space with a cathedral ceiling. Unlike other houses of similar floor space in the area, this property is arranged on two floors only while having the benefit of a two bedroom and bathroom suite on the ground floor. This has direct access to the garden.

Hidden from the Mews by a wall surround and gate, the property can only be fully appreciated once inside the first of two private and leafy courtyards. A small hall leads to a cloakroom and to the garage on the right. Ahead is a large double height reception space comprising of a main seating area with a magnificent wood burning stove that rises to full height, making the space wonderfully cosy come winter; there is a separate television corner as well as a study (at present open plan but could easily be closed off). Further down is the contemporary kitchen / dining area which leads to the second patio via glazed doors and wall-height windows. This is a great space for summer entertaining with its sofa, chairs and dining table for eight. Beyond the kitchen are two peaceful bedrooms with a shared shower room - this would make an ideal guest, relative or au-pair suite and it has its own separate entrance. The whole of the ground floor features recently laid wide oak flooring. Upstairs there are two more bedrooms and a shower room. The curved signature gallery landing guides you to the master suite consisting of a large bedroom with two huge floor to ceiling windows and a glazed door leading to a balcony, the master bathroom with bath and double shower, a double granite vanity unit and a separate large dressing room. There are also plenty of fitted cupboards in all three upstairs bedrooms. The current owners who have decided to downsize have lived at no. 8 for the last twelve years; they love the light, the privacy and the space over two floors as well as the highly convenient location.

Tenure: Freehold

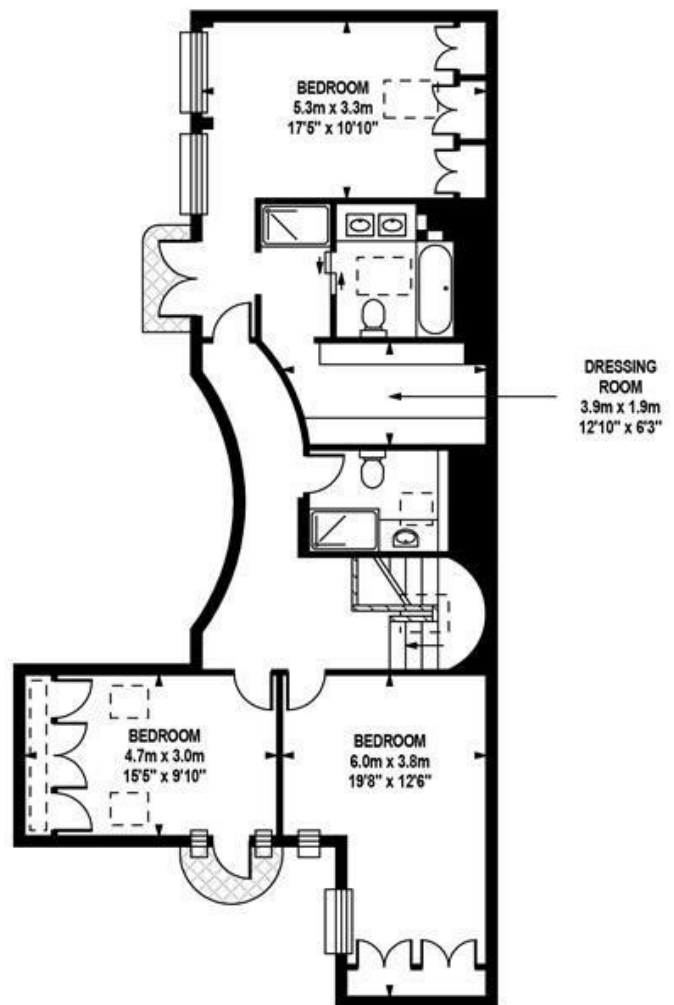
Council Tax Band: G

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**GROUND FLOOR**

Approximate Internal Area :-  
143.40 sq m / 1543 sq ft



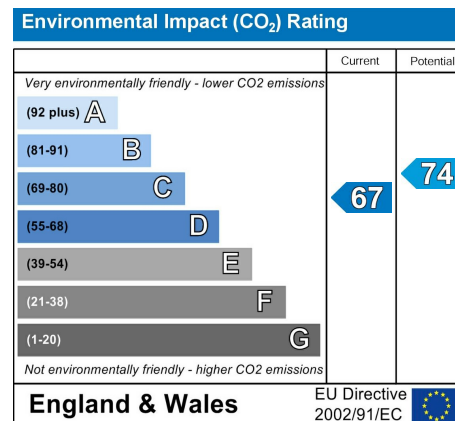
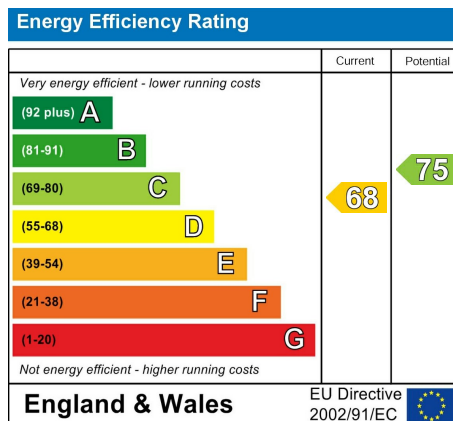
**FIRST FLOOR**

Approximate Internal Area :-  
96.60 sq m / 1040 sq ft

**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 240.00sq m / 2583 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.

