

SOUTHWELL ROAD, CAMBERWELL, SE5

FREEHOLD

£1,100,000



SPEC

Bedrooms : 4
Receptions : 1
Bathrooms : 1

FEATURES

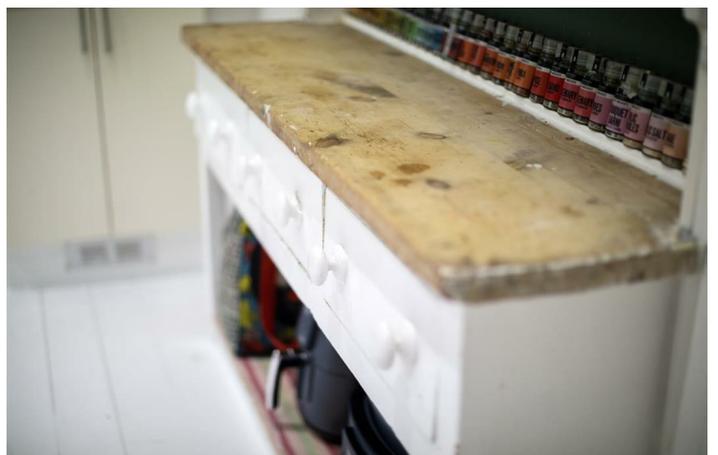
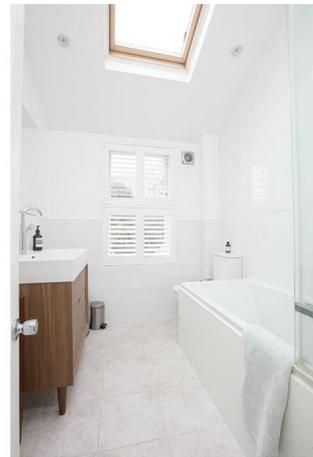
Three Spacious Floors
Generous Garden
Residential Yet Convenient Setting
Period features
Freehold



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Spacious Three/Four Bedroom Home over Three Floors - CHAIN FREE.

Sitting on a mature, residential street but moments from the bustle of Coldharbour Lane and Camberwell, this well presented three/bedroom period home offers versatile accommodation over three lovely floors. The property comprises a large double reception, large kitchen/diner, three double bedrooms and a cute study/fourth bedroom. A generous rear garden with two patios and healthy lawn is the cherry on the cake. Getting into town is so easy from here. Brixton tube (Victoria Line) is a 10 minute walk, while Loughborough Junction station is only 30 seconds away for trains to Blackfriars, the City of London and Kings Cross. Choose from Denmark Hill or Brixton stations for a Victoria connection, both a 10-15 minute trot. You can grab one of the many buses for a scenic route into town.

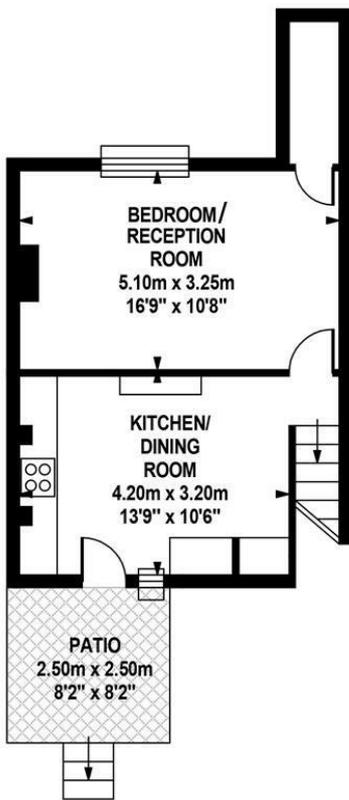
A handsome exterior sits behind period railings and invites you up a set of stairs to the original front door. The inner hall is carpeted and leads first to your double reception which sits to the right and enjoys an aspect to front and rear. Twin feature fireplaces, shelving and low level storage units add to original cornicing and modern louvered blinds for a tasteful finish. Upward bound you meet a bright, modern bathroom on the upper return. It enjoys a fresh white suite, tiling and grey wash hand basin. The top floor master bedroom fronts the street with an original feature fireplace, twin contemporary fitted storage and more louvered blinds. The final bedroom, another double, has more bespoke storage and a rear aspect sash window.

A half flight descent from the entrance hall reveals a lovely study/guest single bedroom where garden access is offered through French doors. Outside you enjoy a sizeable healthy lawn and rear patio. The lower ground floor hosts a large full width double bedroom with access to a long storage point (potential en suite perhaps?). This room can also be used as a formal dining room if required. Next to this is a semi-open plan kitchen/diner with white painted timber floors, country-style period dresser and access to a fab lower covered patio - the perfect spot for the morning cuppa no matter the weather!

Locally you are truly spoilt for recreational pursuits. The Ritzy cinema is fab, while Fujiyama does good Japanese food. Camberwell offers some superb pubs too, try The Castle or Sun and Doves for a spot of lunch. There are more than ample eateries and bars at your fingertips, plus a vibrant music scene (both areas are Basement Jaxx's old stomping ground). Many funky clothes shops plus a great Saturday market are all found in Brixton. Take the Sunday papers to beautiful Ruskin Park, just 2 minutes southwest of you.

Tenure: Freehold

Council Tax Band: E



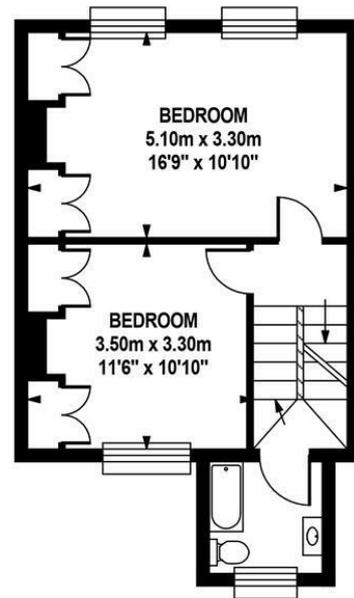
LOWER GROUND FLOOR

Approximate Internal Area :-
34.37 sq m / 370 sq ft



GROUND FLOOR

Approximate Internal Area :-
37.81 sq m / 407 sq ft



FIRST FLOOR

Approximate Internal Area :-
37.81 sq m / 407 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 109.99 sq m / 1184 sq ft
Measurements for guidance only / not to scale



SOUTHWELL ROAD SE5
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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.

