# MARIANNE CLOSE, CAMBERWELL, SE5

LEASEHOLD

GUIDE PRICE £600,000 - £635,000

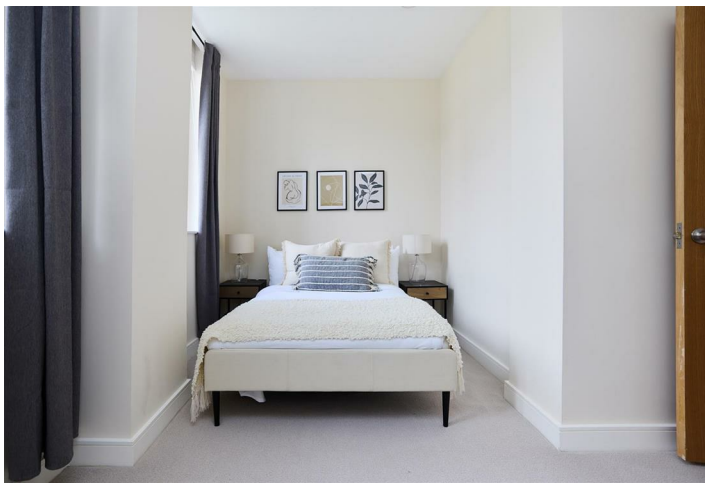
## SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 2

Lease Length : 985 years
Service Charge : £4000 per annum
Ground Rent : £250 per annum

## FEATURES

Views over Brunswick Park
Allocated Off-Street Parking
Impressive Proportions
Moments from Camberwell
Leasehold



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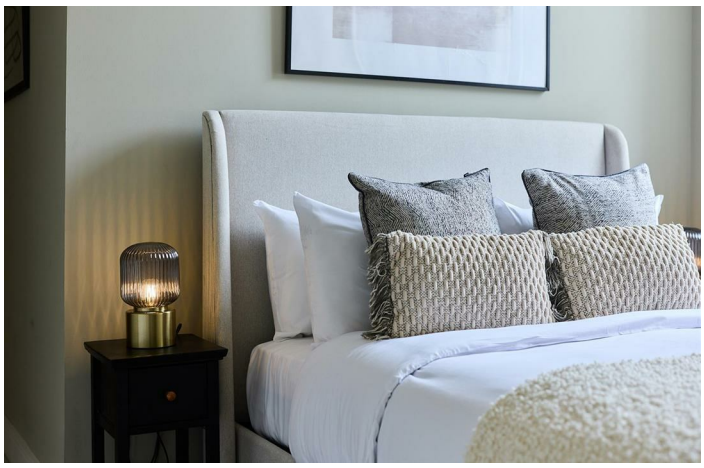

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GUIDE PRICE £600,000 - £635,000.

Huge Parkside Two Bedroom School House Conversion in Popular Gated Development.

This plush two bedroom school house conversion boasts a proportion more usually seen in a house! Commanding a leafy corner position it supplies fantastic park views and abundant living space. The bedrooms are both lavish doubles and there's tonnes of storage also. Slick, sympathetic styling throughout add to the charm. The development is mature and well maintained enjoying a gated entry and allocated off-street parking. Here you have easy access to the City and West End from a multitude of buses travelling along Peckham Road. Oval tube (Northern Line zone 2) is a 20 minute walk or 6 minutes on one of the many buses that travel down the Camberwell New Road. Alternatively take a 13 minute stroll up to Denmark Hill station where you can pick up fast, direct and frequent services to Victoria, London Bridge and Blackfriars.

The leafy development is set set back from the street behind ornate original gates. A shared entrance leads upward to the flat's first floor door. Inside you meet a welcoming L-shape hall with neutral styling and recessed storage. The living area boasts a really impressive dual aspect position facing over the tennis courts of Brunswick Park. You'll enjoy ample lounging, dining and entertaining space as well as an adjoining contemporary kitchen where slick modern grey cabinets are crowned with granite counters and house an integrated fridge/freezer and dishwasher. To the far side of the hall you find the splendid master bedroom enjoying a peaceful rear aspect through twin original tall school house windows. The space sprawls impressively to include a sunken ensuite shower room. A second large double has the same tranquil aspect and tonnes of slumber space. Completing the tour is a swanky modern main bathroom.

Here you have easy access to the City and West End from a multitude of buses travelling along Peckham Road. Oval tube (Northern line zone 2) is a brisk 20 minute walk or 6 minutes on one of the many buses that travel down the Camberwell New Road. Alternatively take a 12 minute stroll up to Denmark Hill station where you can pick up fast, direct and frequent services to Victoria, London Bridge and Blackfriars in addition to the London Overground. The local area is a hub of activity with some excellent specialist shops, the Camberwell Baths, St Giles Church and many great restaurants and bars within easy walking distance. Brunswick Park is a minute away for a relaxing Sunday stroll on your way to get breakfast. It’s also worth noting the property is close to the ever-popular The Camberwell Arms pub, as well as well-regarded local bakeries and delis such as Gladwell's Deli & Grocery and The Toad, adding to the strong neighbourhood feel and excellent food scene right on the doorstep.

Tenure: Leasehold

Lease Length: 985 years

Council Tax Band: D

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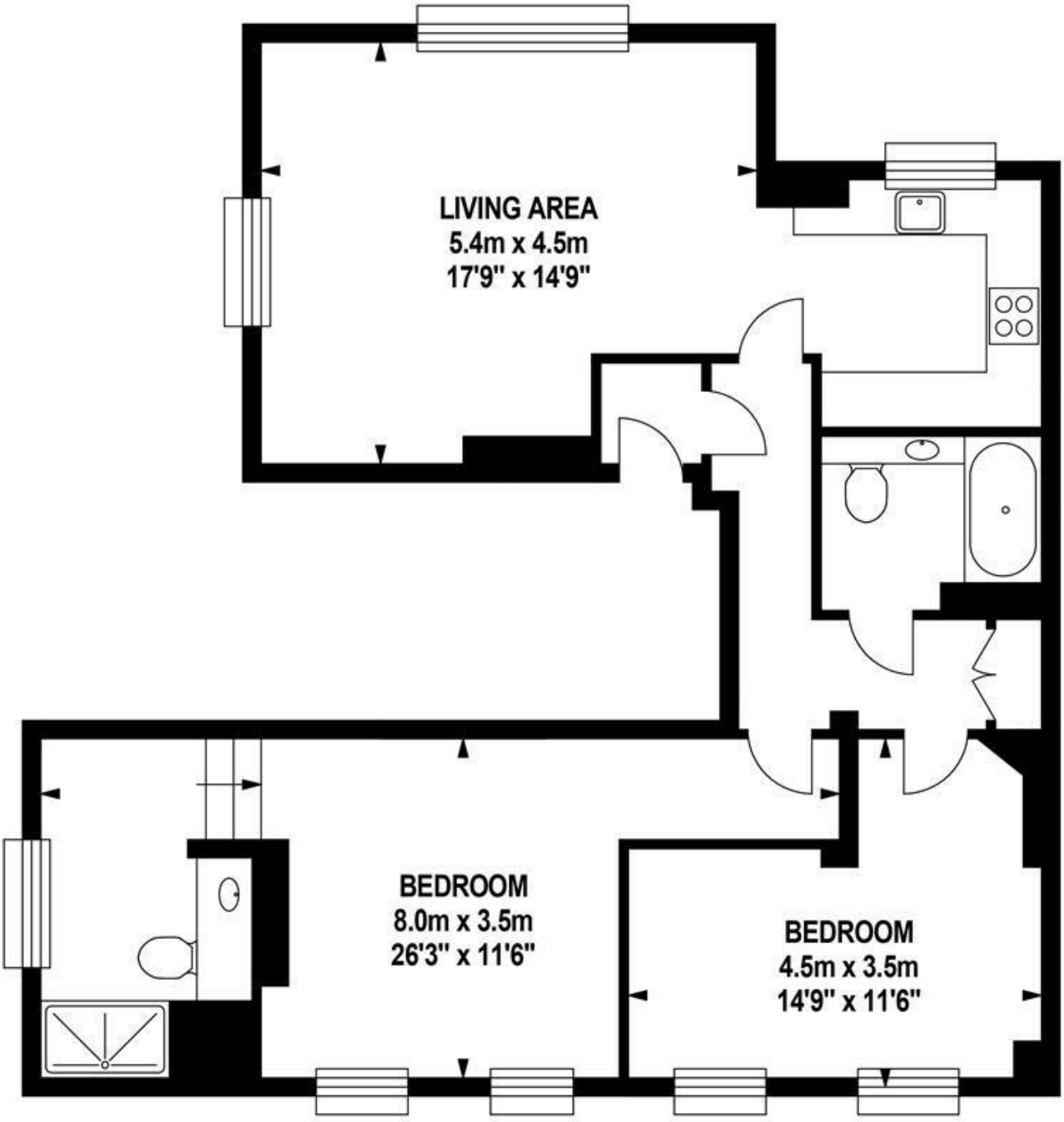


# TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 84.77sq m / 912 sq ft
Measurements for guidance only / not to scale

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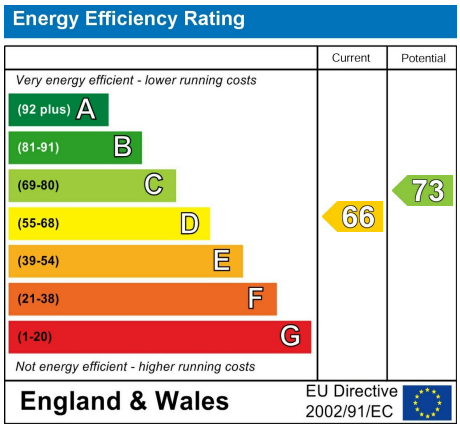
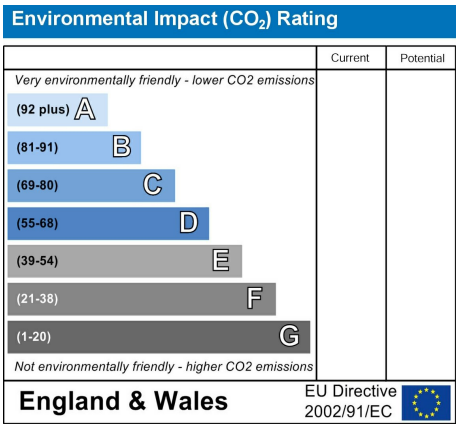
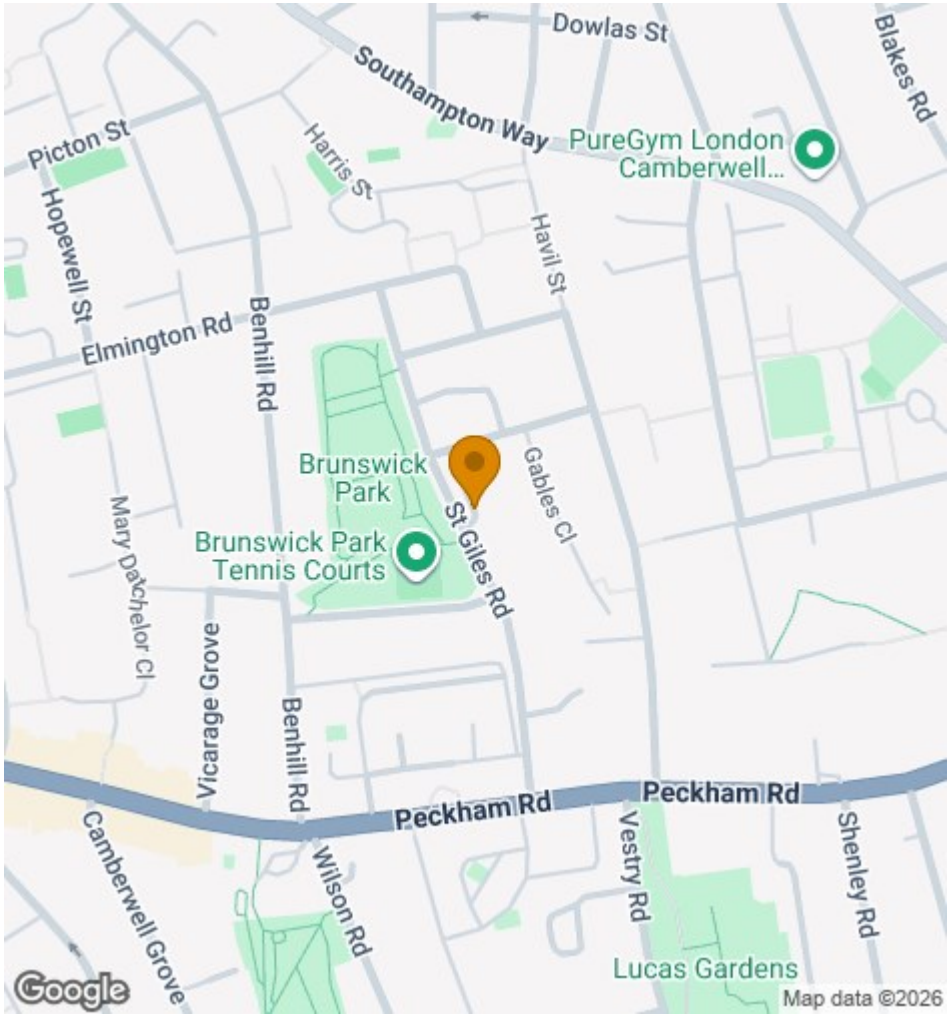



All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.





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