

KNATCHBULL ROAD, CAMBERWELL, SE5

FREEHOLD

£1,375,000

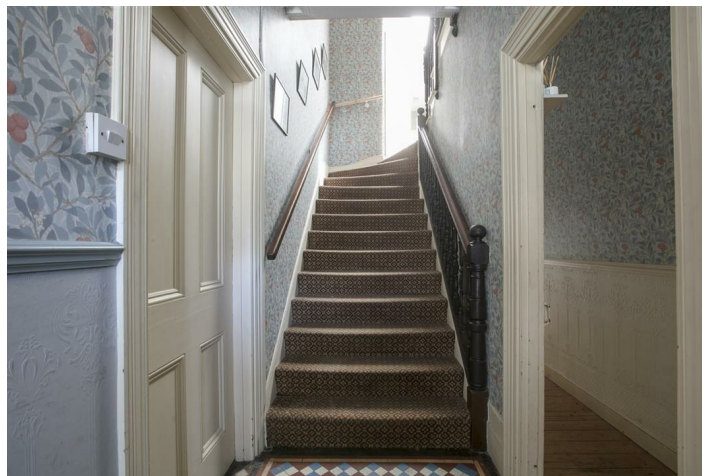


## SPEC

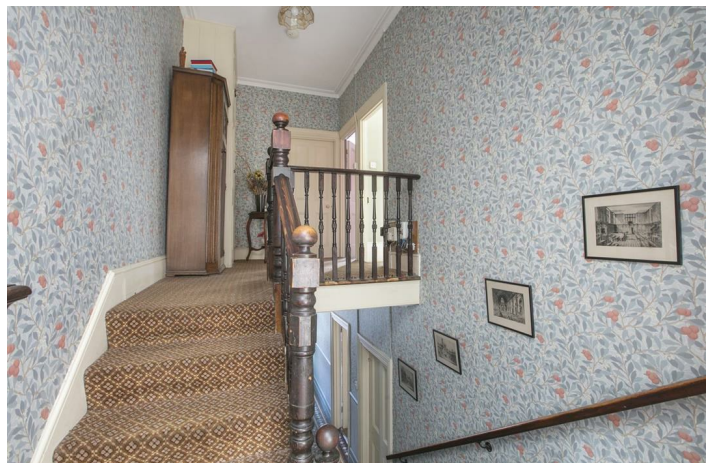
Bedrooms : 5  
Receptions : 2  
Bathrooms : 1

## FEATURES

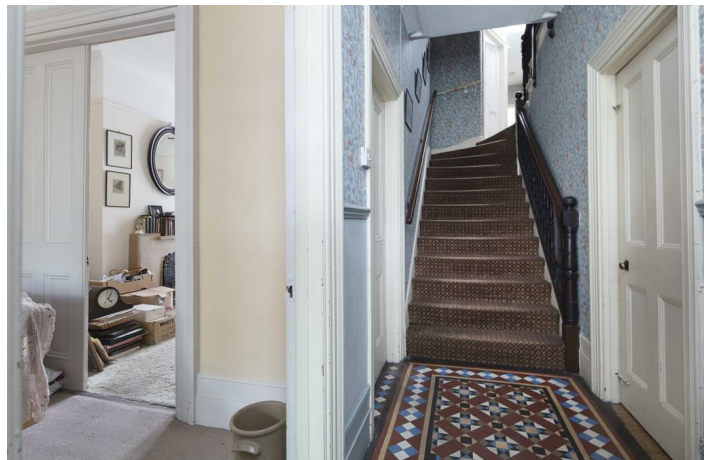
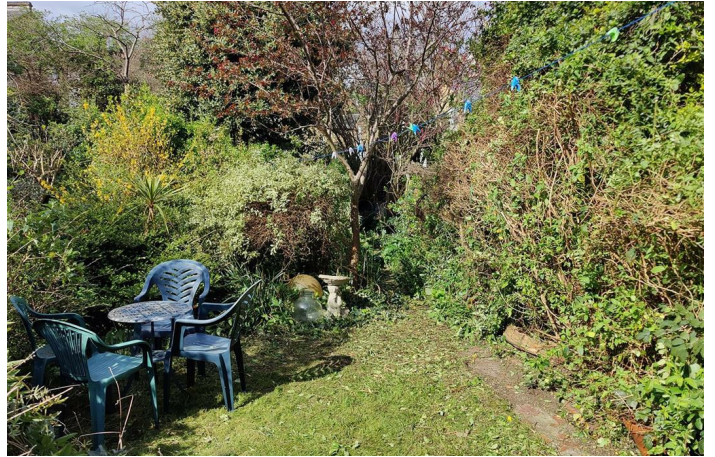
Wonderful Original Features  
Parkside Location  
Generous Rear Garden  
Storage Cellar  
Tonnes of Potential  
Freehold



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Substantial Five Bedroom Period Home Seconds From Myatt's Field Park - CHAIN FREE.

Enjoying a prized location but seconds from the entrance to the wonderful Myatt's Field, this handsome period home will benefit from your flair. Sitting over two notably wide floors (plus storage cellar), the property comprises five bedrooms, double reception, kitchen/diner, utility and bathroom. There is a host of well maintained original charm throughout, including fireplaces, cornicing and a super sized staircase! A sizeable rear garden adds to the charm. Myatt's Field is a treasured spot with its bandstand and café - a real delight whatever the season. The house is part of the Minet conservation area. This immediate locality has a wonderful sense of community with regular community events, an original bandstand, tennis courts and fully-licensed café. Full of original period charm, this large parkside beauty makes either a home in which to grow or ample room for entertaining with friends. Nearby Camberwell offers a full range of shops, weekend markets and opportunities for both café, restaurant and pub dining. Oval and Brixton stations provide a Zone 2 Tube connection and Loughborough Junction gives access to Thameslink services

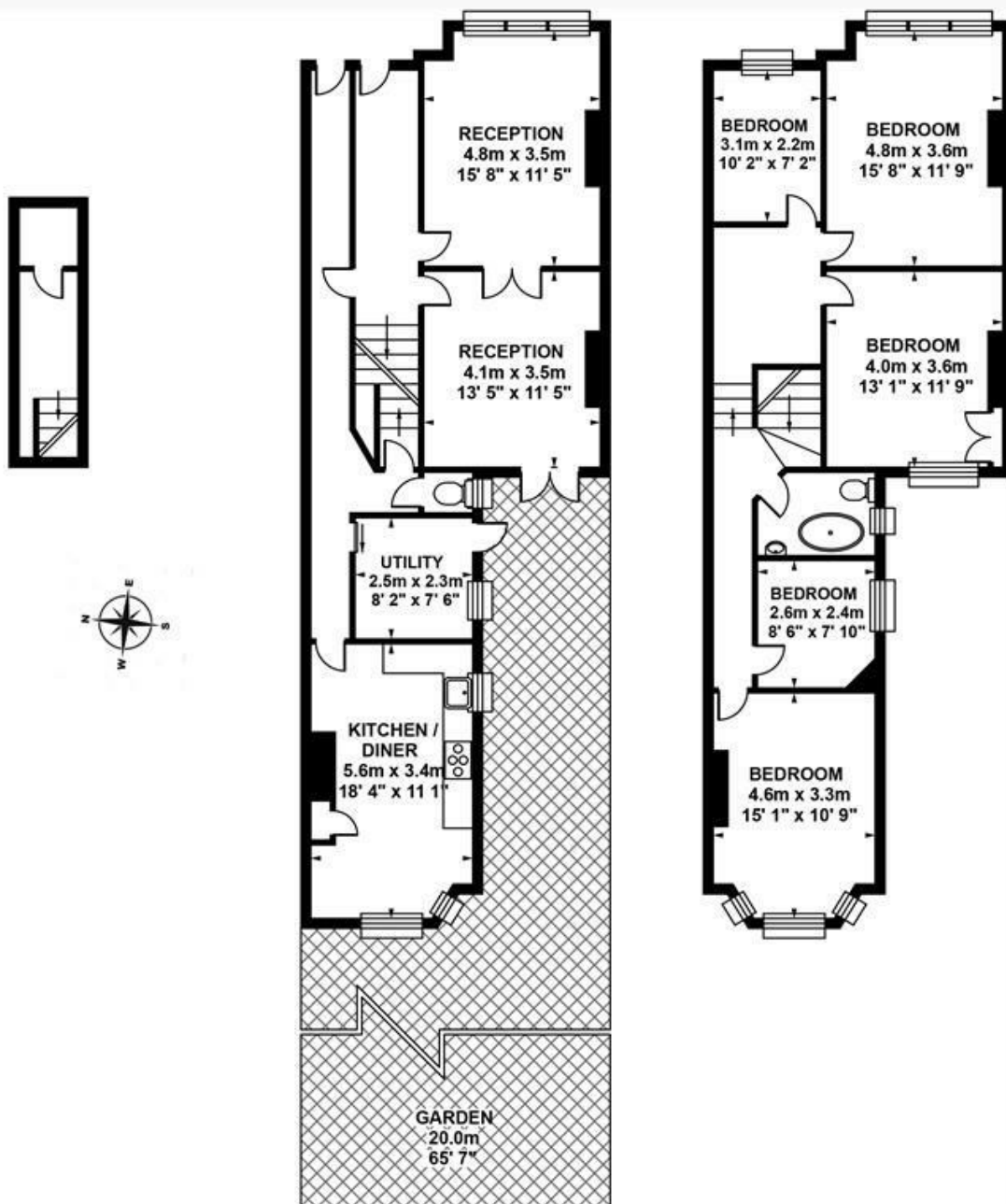
A wonderful red bricked exterior with decorative Flemish detail invites you through the front garden. The hall is split between two separate front doors with the main entrance offering delightful original tessellated tiling, cornicing and dado rails. The second hall has wooden floors and the same lofty ceilings. To the left you find a huge double reception with period fireplaces to each end. Picture rails, cornicing, ceiling roses and original French doors remind you of the building's heritage.

The second hall stretches confidently past the cellar entrance, wc and utility to a fab rear facing kitchen/diner. This space enjoys a pretty half bay with garden views. It's peaceful and private. Heading up your notably wide original staircase from the main hallway you reach a stately landing with skylight and ample space for a seating arrangement. Bedroom one boasts a magnificent period feature fireplace with floral tiling, cornicing and a triptych of original sash windows. A large front aspect single room shares the front spot. Bedroom three, another fine double, faces rear on the same level. Passing the main bathroom you'll note a lovely period roll top bath. Bedroom four, another single, faces to the side off the rear of the landing. This precedes bedroom five (our personal favourite). It presides over the garden through a wide bay window and enjoys a unique 1930's feature mantel.

A number of buses on Camberwell New Road will whizz you to the underground station at the Oval (Northern Line) or take one directly into the West End (a 15-20 minute trip). If you work in the city, Loughborough Junction mainline station (Blackfriars & City Thameslink) is a five-minute walk away. There are shops too within easy walking distance. After a hard day at the office chill out at the much loved 'Sun of Camberwell with good food and great cocktails. We love 'The Crooked Well' or the 'Camberwell Arms' for tasty nosh and a pint. Nearby Brixton has a further flood of fab things to do. The 'Ritzy' cinema is a fab spot to catch art house and mainstream movies. Windrush Square has been tarted up too. There's a huge selection of bars and restaurants - we love the Brixton Village covered market. If the weather's good you can practice your forehand at the tennis courts in Myatt's Fields Park opposite.

Tenure: Freehold

Council Tax Band: F



**LOWER  
GROUND FLOOR**

Approximate. internal area :  
6.12 sqm / 66 sq ft

**GROUND FLOOR**

Approximate. internal area :  
80.23 sqm / 864 sq ft

**FIRST FLOOR**

Approximate. internal area :  
79.80 sqm / 859 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 166.15 sqm / 1789 sq ft

Measurements for guidance only / Not to scale

**KNATCHBULL ROAD SE5  
FREEHOLD**

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

