

SANSOM STREET, CAMBERWELL, SE5

FREEHOLD

£1,000,000

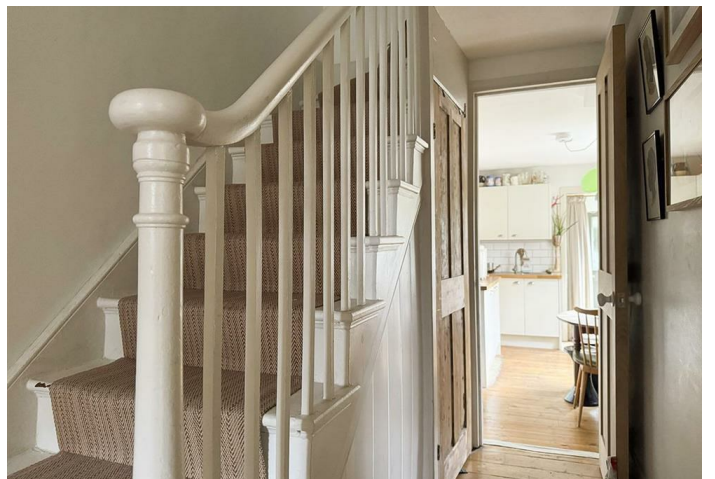


## SPEC

Bedrooms : 3  
Receptions : 1  
Bathrooms : 2

## FEATURES

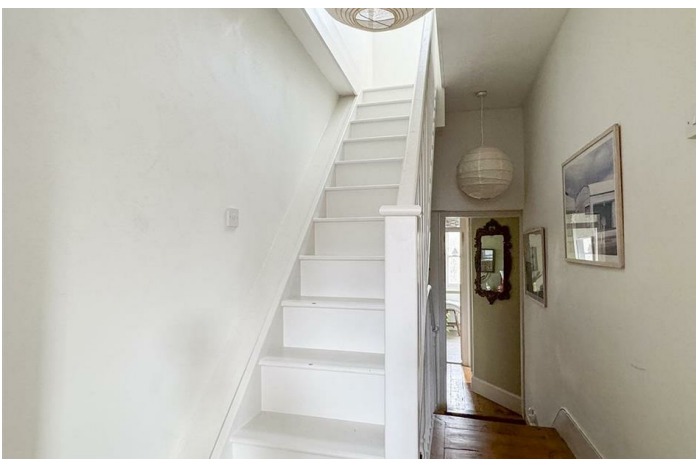
Wonderful Loft Extension  
Peaceful Mature Setting  
Period Features  
Leafy Rear Garden  
Freehold



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Perfectly Placed Three Bedroom Victorian Home With Amazing Loft Conversion.

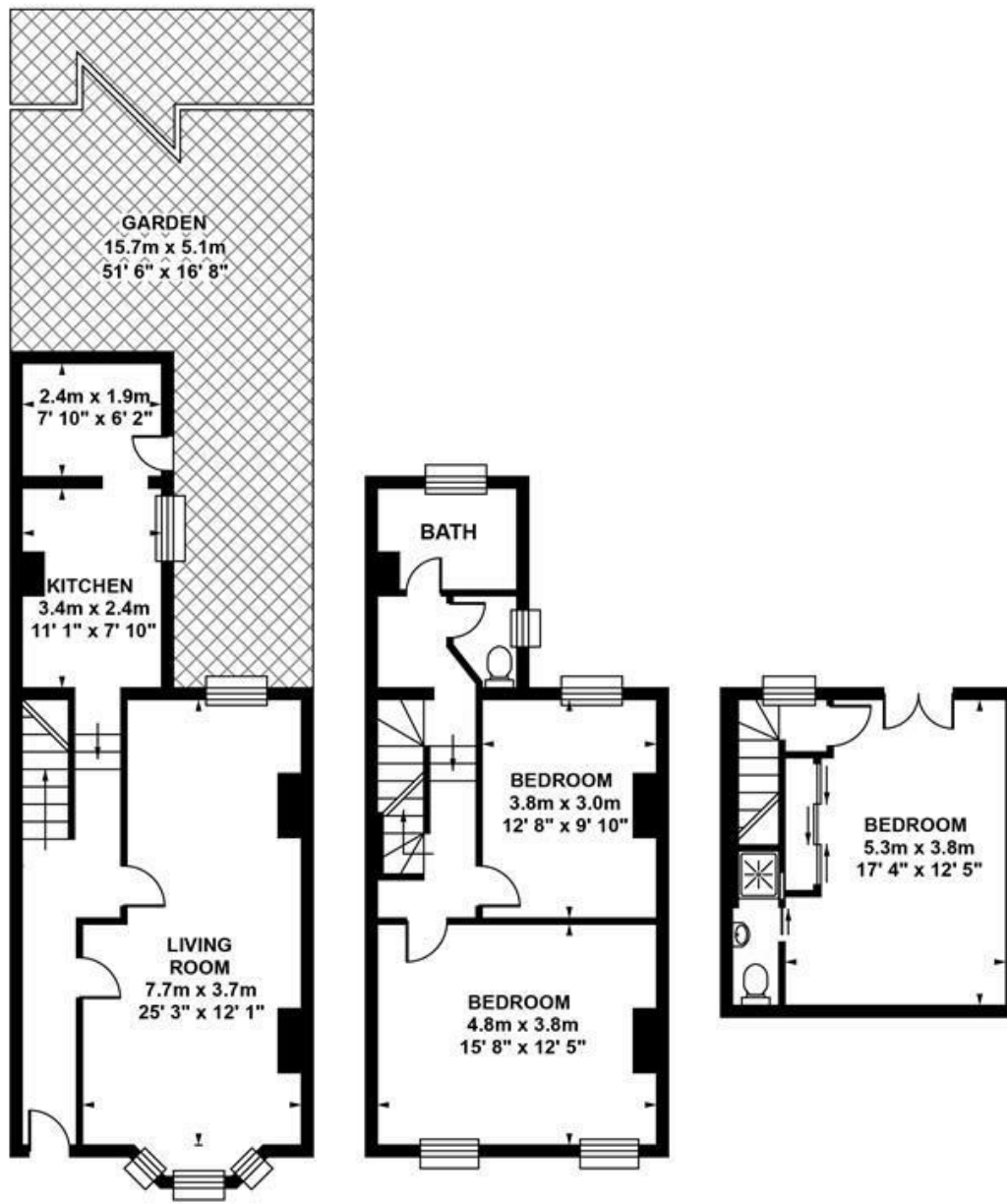
Boasting a peaceful, mature period setting, this lovely three bedroom Victorian home has been deftly augmented to include a super impressive top floor loft conversion. The accommodation, over three tasteful floors, comprises a double reception, kitchen/diner, three double bedrooms (master ensuite), bathroom and wc. Sansom Street enjoys a mature, leafy and friendly vibe. You're mere minutes from Brunswick Park with its tennis courts, coffee and art gallery. The location also allows easy access to the City and West End from a multitude of buses travelling along the main road. Alternatively take a 15 minute stroll up to Denmark Hill station where, in addition to the London Overground line, you can pick up fast, direct and regular services to Victoria, London Bridge and Blackfriars.

A neat front garden leads to your original door and on into the hall which has high ceilings and lovely wooden floors. The double reception sits to the right and boasts a wide front aspect bay of sash, more wooden floors and matching feature fireplaces and mantels. Further along the hall you find the kitchen/diner where wooden counters sit atop crisp neutral cabinets. A side aspect sash windows affords you the perfect spot for the dining table. The garden is accessed to the rear and supplies plenty of leafy r&r. The first floor hosts two really good sized double bedrooms, bathroom and separate wc. Upward again the loft extension you find a most impressive bedroom with lofty Juliette balcony and adjoining en suite shower room.

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. The Camberwell Arms is a fab spot for a roast - head upstairs for more cocktails. If specialist beers are your thing Stormbird will keep you happy all year round. We love a pint of black at The Hermits Cave and The Tiger. Brunswick Park is a matter of seconds away for relaxing or a spot of exercise or a game of tennis. Ruskin Park is easily reached too for more leafy fun.

Tenure: Freehold

Council Tax Band: E



**GROUND FLOOR**

Approximate. internal area :  
51.54 sqm / 555 sq ft

**FIRST FLOOR**

Approximate. internal area :  
45.96 sqm / 495 sq ft

**SECOND FLOOR**

Approximate. internal area :  
24.36 sqm / 262 sq ft



**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 121.86 sqm / 1312 sq ft

Measurements for guidance only / Not to scale

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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			71
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.

