



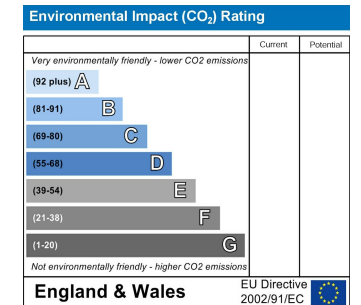
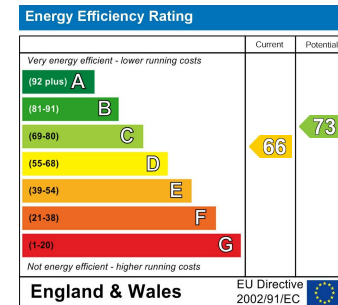
**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Bushey Hill Road, London SE5 | £900,000  
Call us today on 020 7708 2002





- Three -Four Bedrooms
- Two Bathrooms and W.C
  - Victorian
  - Walled Rear Garden
  - Share of Freehold
  - C/TAX Band TBC
  - EPC Rating D
- Gross Internal Area 127 Sq M
  - Chain Free



## Bushey Hill, SE5

Approximate gross internal area

127.37 sq m / 1371 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards. © Outline.

A versatile 3-4 bedroom early Victorian Maisonette with a delightful garden, on one of the most architecturally attractive roads in Camberwell- Share of Freehold and Chain Free!

The property has been tastefully and sympathetically refurbished. The fireplace, high ceilings and picture rails interweave beautifully with the sleek, chic living quarters - successfully enabling modern living in Victorian grandeur. Bushey Hill Rd forms part of the 'Lyndhurst toast rack', a group of tree lined parallel roads that are popular with professionals and families. Entering on the raised ground floor you have the reception room to your right, it has lovely oak flooring, shelving in the alcoves, a large picture sash window and timber framed French doors from the kitchen ensure it is awash with light. The kitchen is conveniently adjacent, it is modern and smartly finished, with doors leading to a small terrace and the garden, The garden is walled with two patios, one for the morning sun and the other for the afternoons, there is a lawned area for children to play and a large planter along one side for your favourite herbs and plants. The raised ground floor also has a w.c. and a second small reception with garden views. This is currently enjoyed as a playroom and snug but would equally work as a home office or guest bedroom. Up a flight of stairs to the first floor and you'll first find a stylishly finished bathroom, with a modern three-piece bathroom suite, with a separate shower for the morning dash and a rolltop bath for a relaxing soak. There are two bedrooms on this floor both are generous doubles, and the original master bedroom spans the full width of the house, measuring over 17ft across with built in wardrobes along one wall. The second floor is all for the master suite: a big double bedroom with storage, and a contemporary shower room with skylight window.

Peckham Rye station is a 0.5 mile walk through Warwick Gardens for fast trains to Victoria and London bridge and the Thameslink line, as well as Overground services between Clapham Junction and Highbury and Islington (via Shoreditch). Denmark Hill station is 0.5 miles away in the opposite direction, providing a faster service to Victoria. Both Elephant and Castle (Northern, Bakerloo) and Oval (Northern line) tube stations are a short bus ride away. Head to Bellenden Road for the superb Village Store where you can buy great quality groceries. The amazing Flock and Herd is your local butcher and the General Store sells a variety of speciality cheese and organic wines. You are rather spoilt for green spaces -Just down the hill is the beautiful Lucas Gardens, a wonderful example of an urban Victorian park.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002  
| Camberwell.Sales@hunters.com

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE