



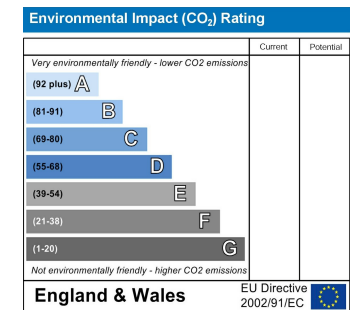
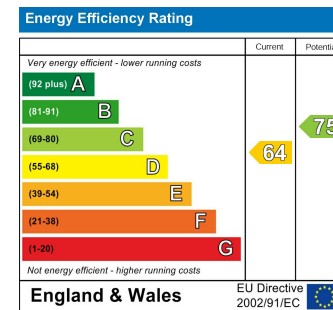
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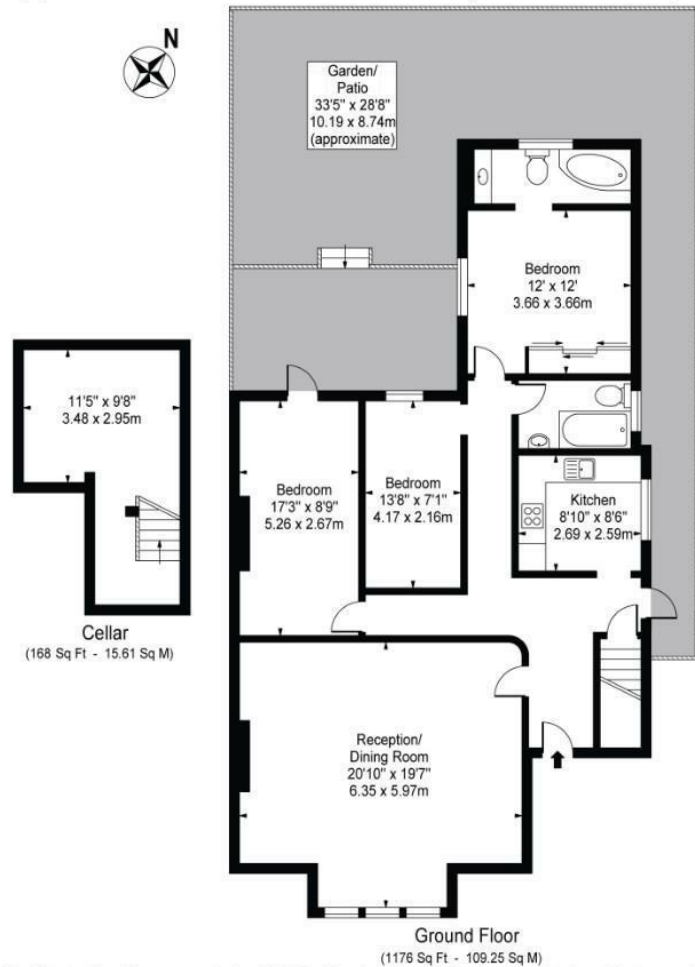


- Edwardian Semi-Detached Conversion
  - Six Metre Reception Room
  - Private Rear Garden
  - Three Bedrooms
  - Two Bathrooms
    - Cellar
  - Modern Kitchen and Bathrooms
  - Council Tax Band C
    - Chain Free



## Baldwin Crescent, SE5 9LQ

Approx. Gross Internal Area 1344 Sq Ft - 124.86 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

A generously proportioned and characterful three-bedroom flat with sole use of the rear garden, measuring 124m<sup>2</sup>. On the ground floor of this handsome Edwardian House – Share of freehold.

On entering the property all rooms are off the hallway. Head left for a huge reception room with wonderful high ceilings and beautiful corning. A lovely fireplace draws the eye and a bay window keeps the room awash with light. It measures in excess of six metres wide and there is ample space to relax and entertain. All three bedrooms overlook the garden, the master bedroom has built in storage, wood flooring and an en-suite bathroom with a sunken bath, washbasin and vanity unit. W.C and a heated towel rail. The largest bedroom also has a door leading to the garden and would make a lovely dining room if you don't require three bedrooms. The bathroom has a smart and modern finish with contrasting large format tiles on the walls and floorboard effect tiles on the floor. With a white three-piece bathroom suite - bathtub and shower over the bath, wash basin, vanity unit and heated towel rail. The kitchen is contemporary and has a good range of shaker style wall and base units with chunky butcher's block worktops. Space and plumbing for white goods and the oven and hob are integrated. There is another door to the garden and side access adjacent to the kitchen. It wraps around to the side providing direct access and there are two patio areas and some established planting in the borders. There is also a cellar which is L-shaped and is great for storage.

You are close to the nightlife and culinary attractions of Camberwell, Oval, Brixton and Kennington. Transport - very frequent buses on Camberwell New Road will whisk you to the underground station at the Oval (Northern Line), It's 1.3km walk in the spring and summer months. The property is also close to Myatt's Field with its tennis courts, state-of-the-art play areas and boutique community café. Buses will also take you from Camberwell New Road to Vauxhall, Victoria, West End and Paddington. Your nearest overground train station is Loughborough Junction, for connections to King Cross and Thameslink Services. There are plenty of café bars, restaurants and shops in nearby Camberwell, plus a leisure centre with pool, fantastic library and a Saturday farmers' market on Camberwell Green.

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.

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