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- A New Build House - Period Style.
- Built with Luxury and Efficiency In Mind.
  - Garden
  - Three Bathrooms
  - Three Bedrooms
  - Close to Myatts Field
    - Chain Free

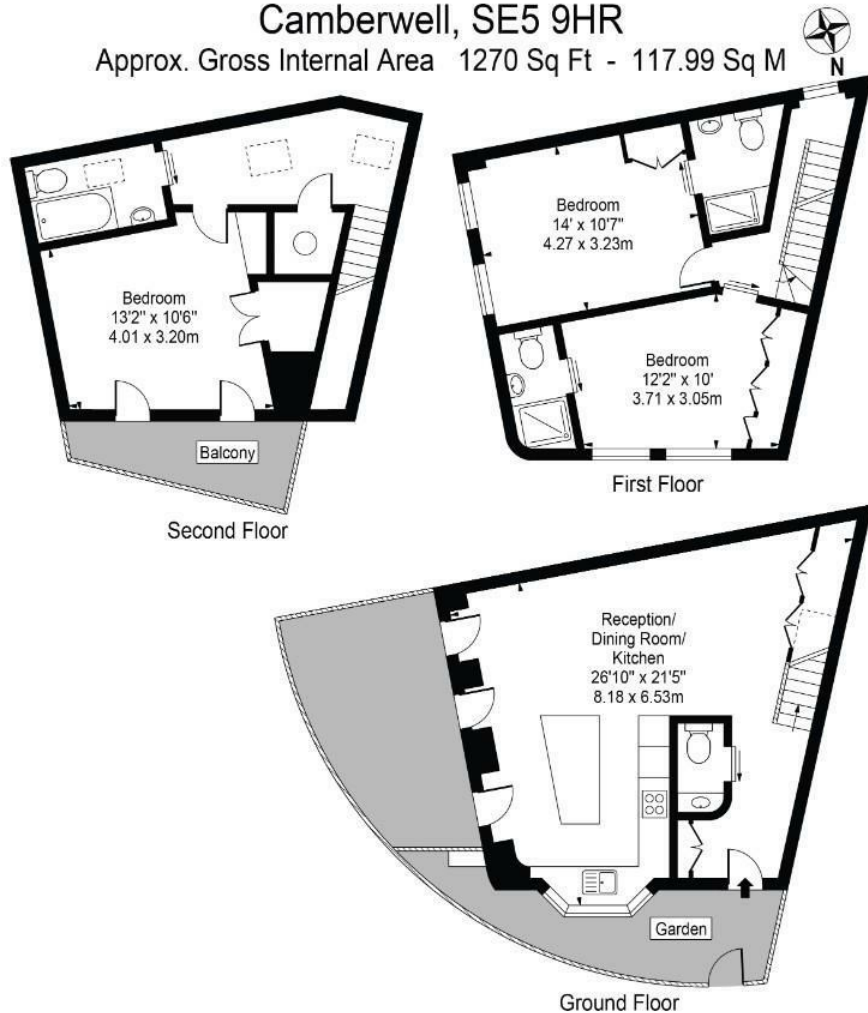
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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		



Lilford Road,  
Camberwell, SE5 9HR

Approx. Gross Internal Area 1270 Sq Ft - 117.99 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.

Enjoy modern living and efficiency with period style grandeur in this beautifully designed and finished three-bedroom house.

Arched openings on the ground floor take their inspiration from local typologies. As you turn the corner, the building gets a more modern look. Railings and plants provide a level of privacy to the front gardens whilst maintaining a welcoming openness.

Internally you are presented with polished concrete floors on the ground floor, green accents not only injects a playful charm but also enhances the building's contextual cohesion, showcased through Velfac windows and painted front doors. There is space to relax and entertain with doors rolling out onto the garden. The kitchen has a contemporary finish with a good range of wall and base units and an island, finished with stylish worktops and Bosch/Liebbher appliances.

On the first floor there are two double bedrooms with built in storage and oak parquet flooring, with en suite bathrooms to both bedrooms. Beautifully finished with light green terrazzo with walk in shower and a combination of Crosswater, Duravit & Grohe fittings. Up on the top floor, the master bedroom tucked away in the zinc box extension, also featuring a smart en suite, finished to the same exacting standards, terrace, parquet oak flooring and bespoke storage.

Further benefits include; MVHR system throughout the house, Air source heat pump and solar on the roof. underfloor heating throughout, with electric UFH in bathrooms and electric towel rails. Solar panels and an alarm and video doorbell.

Lilford rd sits on the edge of Camberwell, bordering Brixton. The Elam Open Space is behind, with an outdoor gym, which I am sure is a welcome addition for locals. Brixton tube station (Victoria line) is less than a mile away, Loughborough Junction station (Thameslink) is 0.7km, Brixton Tube Victoria Line 1.7km. Denmark Hill station is a walk through Ruskin Park, with services fast to Victoria and the South-East coast and the Overground between Clapham Junction and Highbury and Islington via Shoreditch. Coldharbour Lane and Camberwell New road have a wealth of bus routes taking you all across London. The stunning Myatt's Fields Park is also close by and well worth a visit, it is a hidden gem of a park with an ethical café and incredible Scandinavian style nursery, providing instant community for residents. Minet Library and Longfield Hall provide live events, yoga and dance classes and a regular theatre programme. For evening and weekend entertainment you are spoilt locally. Brixton is one of the most celebrated foodie destinations in London and is also home to the excellent Ritzy cinema. Camberwell, famous for its art scene, is also just a short walk and offers an ever-growing number of Time Out picked restaurants and the South London Gallery. All this without needing to even jump on a bus.

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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