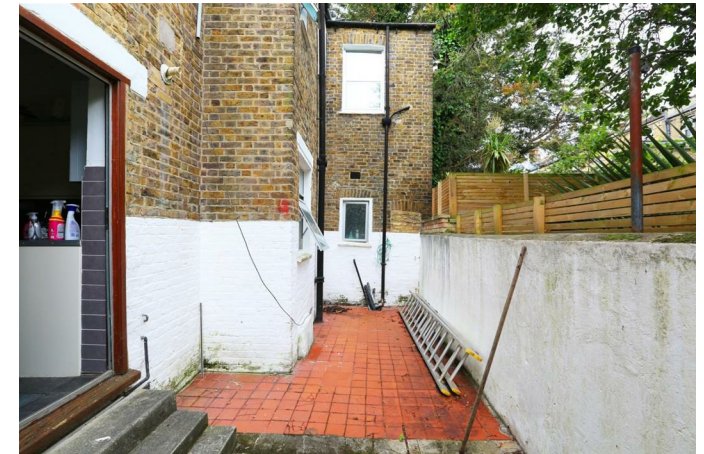
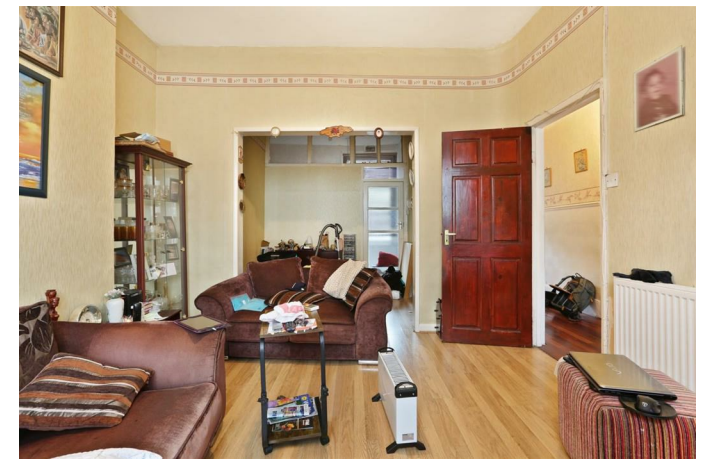
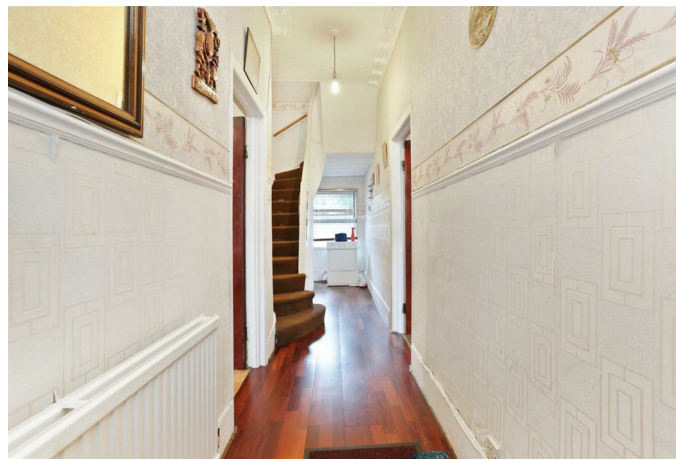




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HERE TO GET *you* THERE

Crofton Road, London, SE5 | £950,000  
Call us today on 020 7708 2002



- Four Double Bedrooms
  - Two Bathrooms
    - Freehold
    - Front Patio
  - West Facing Rear Garden
- Gross Internal Area 143.54 Sq Metres
  - Council Tax Band E
  - EPC Rating D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (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 |           |

A four bedroom Victorian house on a highly sought-after road, with a front patio and rear garden.

Internally you are presented with a spacious house measuring over 143Sq Metres, with two receptions/ dining rooms, four double bedrooms, two bathrooms, and a kitchen. The rear garden is West facing and there is also a cellar. Crofton Road forms part of the 'toast rack', a group of tree lined parallel roads that are popular with professionals and families.

Peckham Rye station is only a 0.7mile walk away 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 0.7mile walk away, providing a faster service to Victoria. 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. Camberwell has an ever-growing number of great restaurants. Without even setting foot on the main road, you can eat at the Crooked Well, with its relaxed fine dining, or Theo's high-quality pizzeria. Lucas Gardens is across the road, offering a wonderful example of an urban Victorian park, or wander along Peckham Road to the South London Gallery for a wide variety of exhibitions, and a café serving a great weekend brunch. For schools you are blessed with the Lyndhurst Grove Primary or The Villa Pre-Prep.

Price: £950,000

Tenure: Freehold

Council Tax band: E

Authority: London Borough of Southwark

Construction: Standard construction

Property type: Semi-detached, House

Parking: On Street

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Building safety issues: No

## Crofton Road, SE5 8NB

Approx. Gross Internal Area 1545 Sq Ft - 143.54 Sq M

Approx. Gross Internal Area Of Cellar 122 Sq Ft - 11.33 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.

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](mailto:Camberwell.Sales@hunters.com)

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