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Paulet Road, London, SE5 | Offers In Excess Of £1,000,000
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- Five Double Bedrooms
 - Victorian
- Two Bathrooms
- Private Rear Garden
- Good Transport Links
- Close to Myatts Field Park

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

A five-bedroom Victorian house in the Minet Conservation Area, measuring in excess of 170m², arranged over three floors with lots of character and original features – Chain Free!

On the ground floor there is a double reception room, with wood flooring and a bay window to the front of the house. French doors with stained glass inset opens onto the back garden. With high ceilings, cornicing, two fireplaces and shelving in the alcoves. Next along the hallway there is a kitchen/diner, with a good range of white wall and base units with chunky butcher's block worktops. The space is very bright thanks to bifold doors at one end, windows overlooking the side return, and a skylight in the pitched ceiling adds light and extra volume.

The garden rolls out from the kitchen, it has a patioed area beyond the doors, and a lawn with planted borders and some established plants.

On the upper floors there are five bedrooms, two to the front span the entire width of the house and there are two bathrooms. A large family bathroom with a roll-top bath is set beneath frosted windows, and double sinks are mounted on wooden cabinets. There is also a separate W.C on this floor and shower room on the top floor for the morning dash.

Paulet Road sits on the edge of Camberwell, bordering Brixton. Myatt's Field with its tennis courts, state-of-the-art play areas, and boutique community café are around the corner. Brixton tube station (Victoria line) is your nearest tube, Loughborough Junction station (Thameslink) is the nearest overground service and 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. Camberwell is well known for its art scene and has an ever-growing number of cafes, galleries, bars, and restaurants that attract a real buzz on the weekend. Brixton is now one of London's hottest nightspots and a real foodie haven. Eat cuisine from every corner of the globe before heading out for cocktails.

Tenure: Freehold

Council Tax Band: F

Authority: London Borough of Lambeth

Parking: On Street Parking

Construction: Standard Construction

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

In a Conservation Area: Yes

Paulet Road,
Camberwell, SE5 9HW

Approx. Gross Internal Area 1865 Sq Ft - 173.26 Sq M



Ground Floor
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
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.

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