

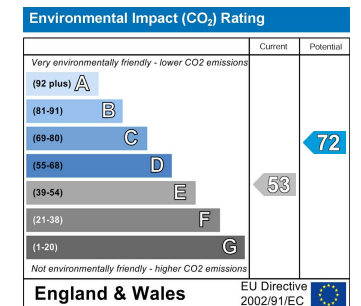
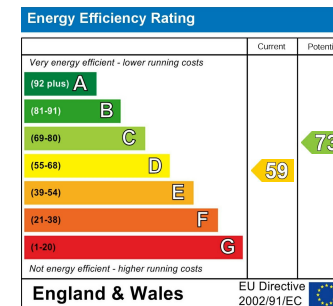


HUNTERS®
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Shenley Road, London, SE5 | Guide Price £625,000
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- Three Double Bedrooms
- Recently Fitted Kitchen
 - Two Bathrooms
 - Victorian
 - Split Level
 - Garden
- Share of Freehold



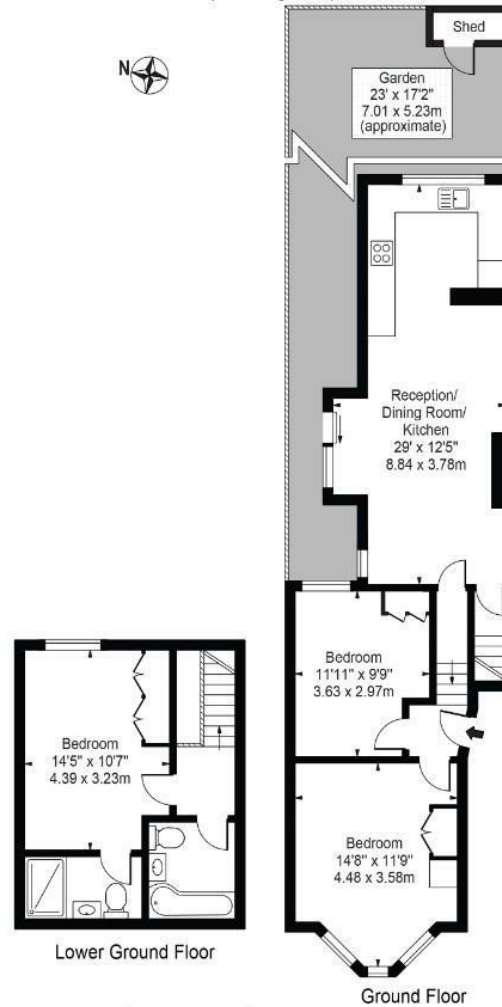
A well presented Victorian three bedroom split level flat with a garden!
Share of Freehold!

Internally you are presented with an open plan kitchen reception room with space to relax and entertain guests, finished with laminate flooring and a featured fireplace that draws the eye. The kitchen has recently been refurbished with a good range of grey and white handleless wall and base units, marble effect work tops, an integrated oven and hob and windows overlooking the garden space. There is access to the garden via sliding doors in the reception. The garden is spacious and has a patio area in the side return, block paving and planted borders for her favourite plants and herbs. Heading through the property you will find two double bedrooms, both fitted with built in storage and space for bedroom furniture. The third bedroom can be found on the lower ground floor and has built in storage and an en suite bathroom, with a walk-in shower, perfect for the busy morning dash. There is a three-piece bathroom suite adjacent from this bedroom fitted with a sink, a heated towel rail and a bath with an overhead shower.

Peckham Rye station is a 0.6 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 in the opposite direction, providing a faster service to Victoria. 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 down the road, 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.

Tenure: Share Of Freehold
Council Tax band: C
Construction: Standard construction
Property type: Flat, Apartment
Has lift: No
Over commercial premises: No
Parking: On street, permit required
Electricity: Connected to mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Mains gas
Building safety issues: No
Restrictions: No restrictions or restrictive covenants found in the title register
Planning and development: No
Listing and conservation: No
Coalfield or mining: No coal mining risk identified

Shenley Road. SE5 8NF
 Approx. Gross Internal Area 934 Sq Ft - 86.77 Sq M
 (Excluding Shed)



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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