

Champion Hill,
Denmark Hill
SE5





With an enchanting brick wall frontage, the scene is set for this substantial Queen Anne style home totalling in excess of 4,600sqft and set in a mature plot of 0.25 acres.

The ground floor offers versatile living accommodation found through the impressive central entrance hall with two principal receptions, a study and a kitchen/breakfast room with separate utility and walk-in larder.

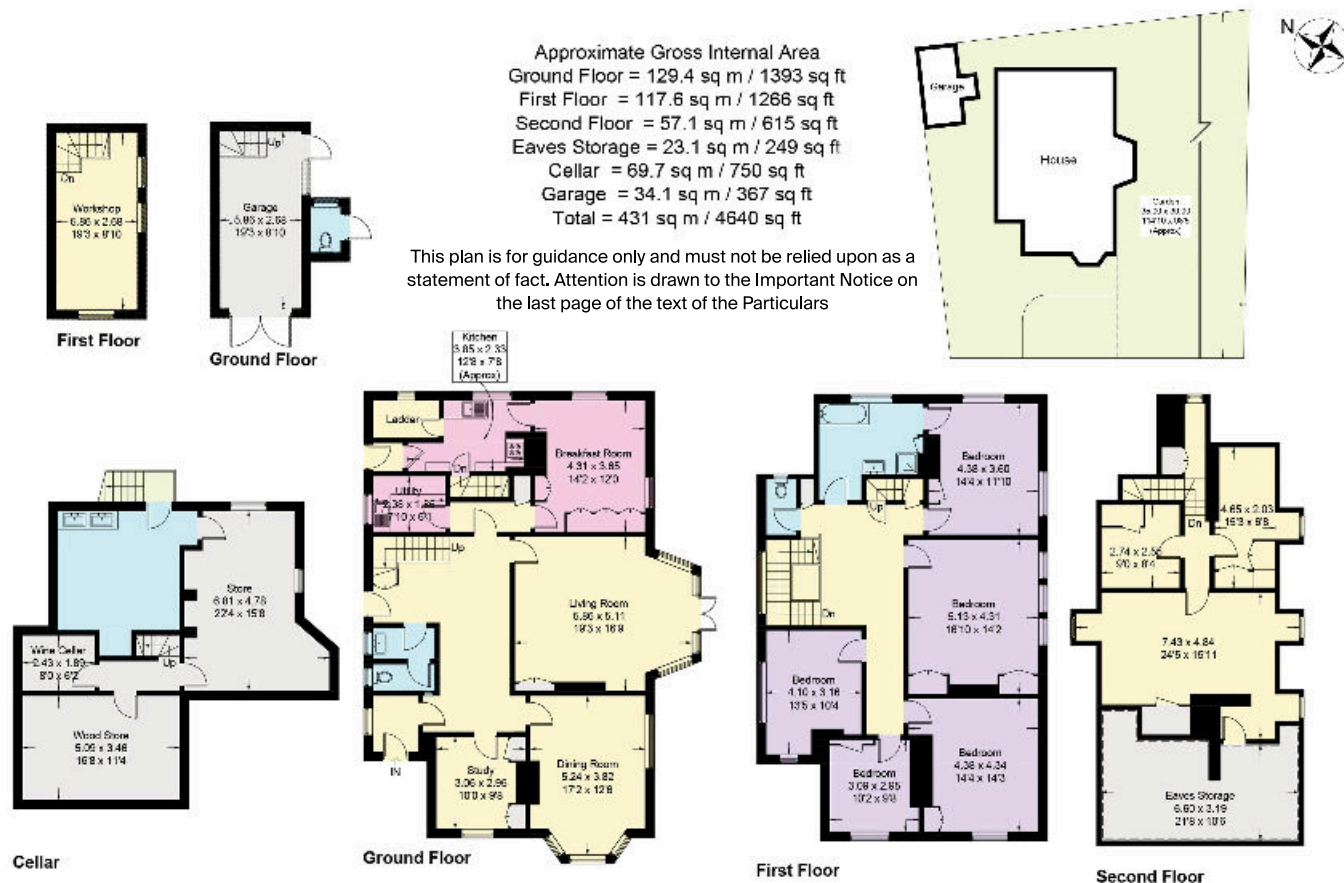
On the first floor are five well proportioned, bright and airy bedrooms and a family bathroom, while on the second floor there is plenty of space to create additional bedroom accommodation or annexe.

There is a sizeable cellar with wood and wine store and outside is a detached garage with a studio above that has potential to become an annexe or a useful office space.

The secluded and mature grounds have been well loved for many years offering an abundance of colour and interest all year round.



One of the finest opportunities to become available in Camberwell in recent years, this splendid Edwardian detached family residence has been owned by only three families since built in 1910 with the current custodians in ownership since 1976.



Location

Champion Hill is a peaceful road set between Denmark Hill and Grove Lane with a mix of architectural styles.

The transport options are excellent; Denmark Hill station (0.4 miles) offers services on the London Overground line to Shoreditch, Canary Wharf (via Canada Water), Clapham Junction as well as the City (Blackfriars, City Thameslink, Farringdon, Kings Cross/St Pancras) and London Victoria. East Dulwich station (0.5 miles) also provides services directly to London Bridge.

There are a number of highly regarded schools nearby including James Allen's Girl's School, Alleyn's School. Dulwich College and Dulwich College Prep and Kings College London is opposite. Also nearby is the well regarded Villa Pre-Prep School & Nursery.

There are plenty of shops and local eateries to choose from as well as Camberwell College of Art and lots parks including Ruskin Park and the Butterfly Tennis Club is nearby too. The elegant Dulwich Park and Brockwell Park are also a short bicycle ride away.

Tenure

Freehold

EPC

Guide price

The guide price is available on request

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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