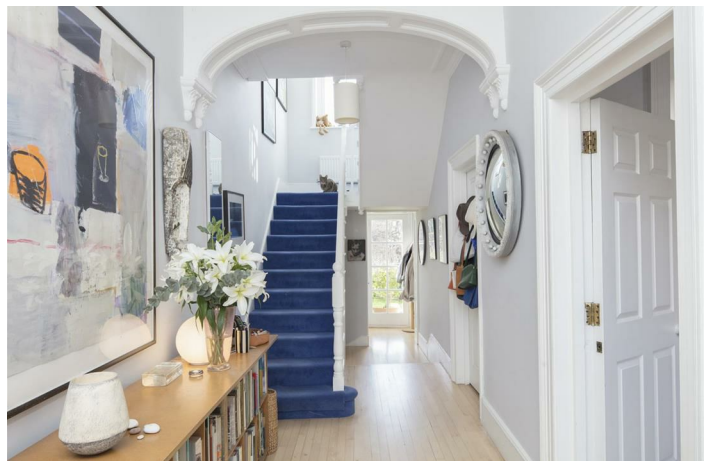


CAMBERWELL NEW ROAD, CAMBERWELL, SE5

FREEHOLD

£1,675,000



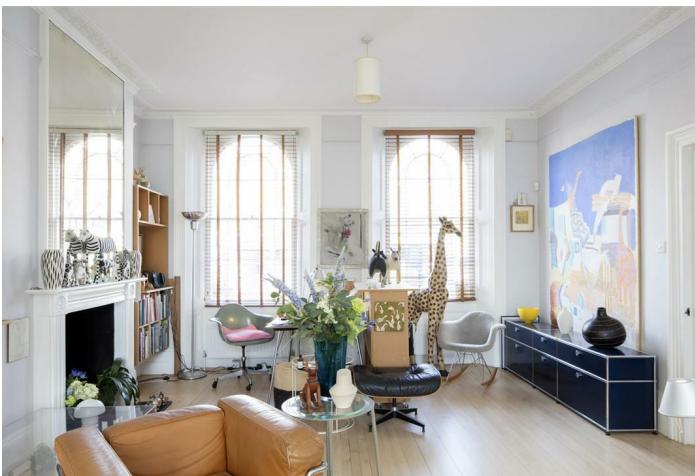
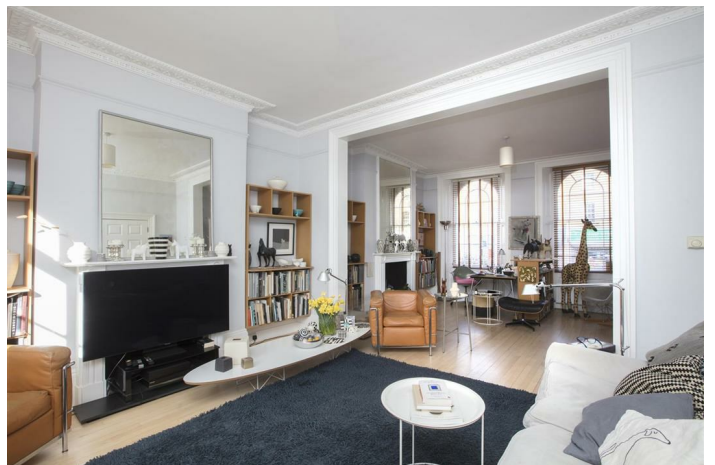


## SPEC

Bedrooms : 4  
Receptions : 2  
Bathrooms : 3

## FEATURES

Incredible 115ft Rear Garden  
Abundant Original Charm  
Impressive Proportions Throughout  
Easy Walking Distance to Oval Tube  
Grade II Listed  
Freehold



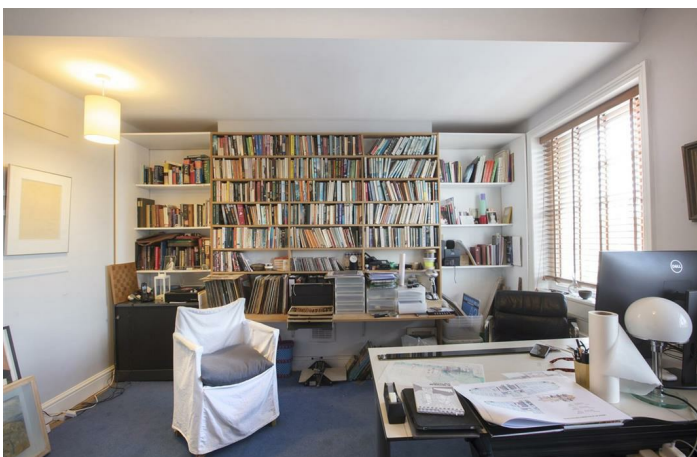
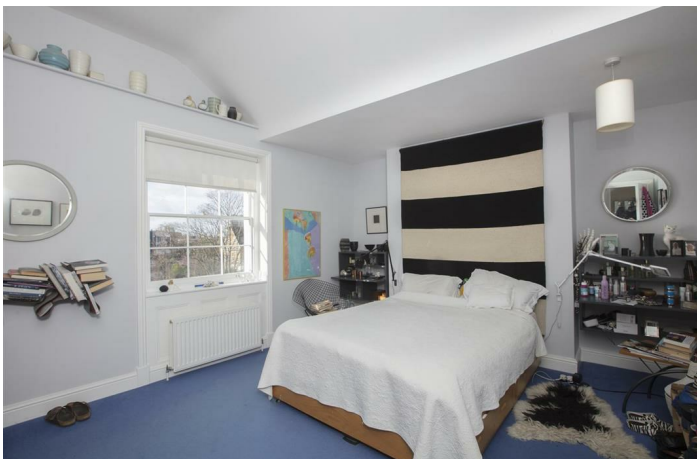


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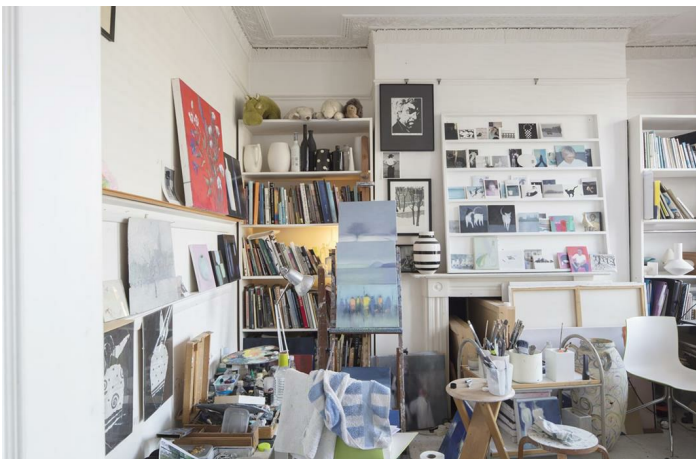
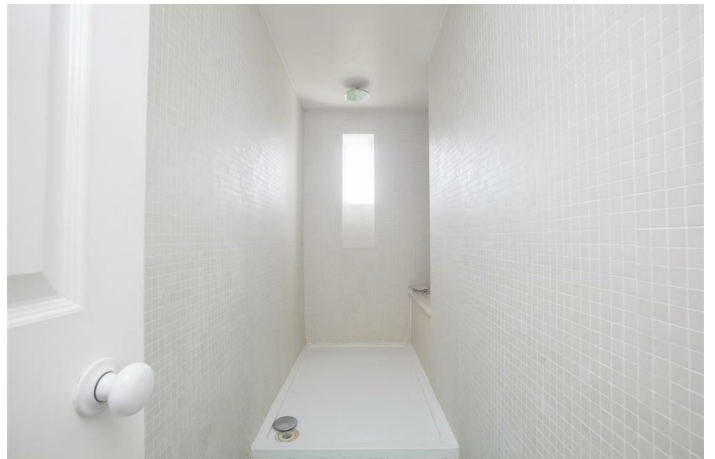
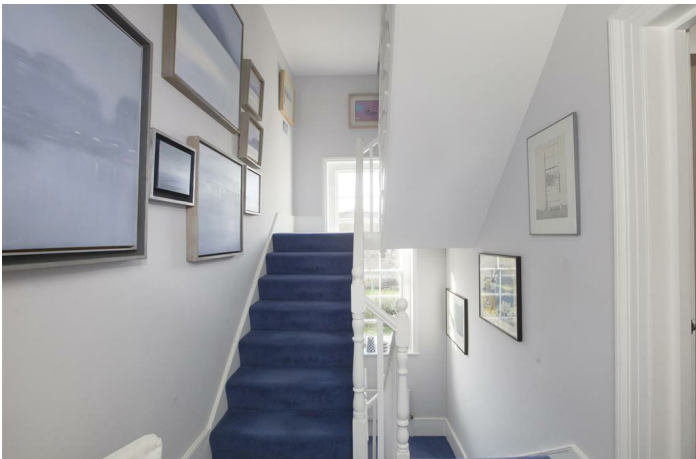


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FREEHOLD



CAMBERWELL NEW ROAD SE5  
FREEHOLD





Superb Four Bedroom Period Home With Uniquely Generous South Westerly Garden - CHAIN FREE.

This marvellous mid-Victorian home is impressive on all scores! Notably wider than your average period home, it boasts superb, symmetrical rooms, wonderfully generous hall and landings, high ceilings, original features and a living space fit for a banquet. The pièce de résistance has to be that positively mammoth 115ft garden which also sprawls to the full glorious width of the house. This length is in addition to a further lower patio. The accommodation comprises a bright and majestic double reception, super generous kitchen/diner - perfect for entertaining, utility and laundry rooms, four large double bedrooms, two shower rooms, wc and family bathroom. You can't ask for a more convenient location! You can walk to the Oval tube (Northern line - zone 2) in 9 minutes or grab one of the many buses close by (a trip to Victoria will take about 20 minutes on the bus from here). All the facilities of Camberwell Green are close by.

Grand steps lead up to your wide original door with arched light above. Simple coving and a grand arched cornice greet you inside as does thin slat hard wood flooring. Crisp neutral walls compliment the tone. The vast bright double reception stays the same width its full length and enjoys more ornate corncicing, matching period mantels and picture rails for good measure. Twin arched sash windows face front and a most pretty set of French windows supply a garden vista to the rear - although you may need binoculars to see its leafy peaceful end. The rear of the hall offers a handy wc and garden access. Moving downward to the lower ground floor you find a lovely kitchen/diner which is fully tiled and open plan. There's plenty of formal dining space. The cooking area boasts an impressive expanse of stainless steel-topped counter space including a moveable work unit. There's plenty of storage, an extra wide oven and a SMEG four ring gas hob. Further rear access is offered here to a lovely lower patio crowned in mature vine. Steps lead up to a flowering Magnolia tree which supplies a most fragrant aroma come summer. A generous lawn leads onto a recently cultivated olive grove, following which comes yet another sizeable lawn. A large raised bed (perfect for a rear patio) is topped with a mature Acacia tree.

Back inside you'll find a handy utility complementing the kitchen with thick-cut wooden counters, double American fridge/freezer and dishwasher. A further laundry area with sink and space for the washing machine lies yonder. A jaunt up the original staircase reveals a bright landing with neutral décor, garden views and tonnes of hanging space for the art lovers amongst us. The front double bedroom, currently home to a working art-studio, boasts the perfect light for creating works of genius. A bright modern shower room with contemporary wooden units, wall hung loo and a superb double walk-in shower shares the front spot. A super high frosted sash allows light cascade over the shower area and there's a Scandinavian-inspired wooden bench. A trough-style wash hand basin and cork tiles completes the space beautifully.

Bedroom two, another fine double, has more tasteful coving and a show-stopping view over the garden through an eye-widening sash window. A further ascent to the second floor reveals two further masterful double bedrooms. The front room, currently used as a work-from-home space has fitted book shelves and a semi vaulted ceiling. The rear room is insatiably bright and steals the loftiest of the garden views through another sash window. A further family bathroom benefits the floor and there's a handy separate shower room to aid morning ablutions.

You can walk to the Oval tube (Northern Line) in 9 minutes or grab one of the many buses that whip past (a trip to Victoria will take about 20 minutes on the bus from here). All the facilities of Camberwell Green are close by, including Theo's Pizzeria for yummy eats and treats. The Camberwell Arms does a cracking roast. It's even won OFM's best Sunday lunch! The Crooked Well is another fine venue you can finish it all off with a pint of black at the Hermit's Cave. Fitness? Have a leisurely swim at the much loved Camberwell Baths and Kennington Park is just up the road with its open spaces and tennis courts. There's also a Pure Gym just a few moments away. Even closer is the lovely Myatt's Fields with kids playground and tennis courts. And if you like cricket then don your Panama and take a hamper up to the Oval!

Tenure: Freehold

Council Tax Band: E

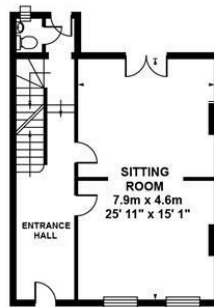


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FREEHOLD



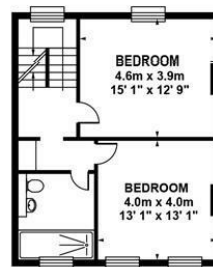
**LOWER GROUND FLOOR**

Approximate, internal area :  
60.70 sqm / 653 sq ft



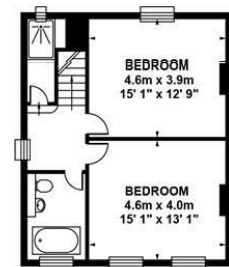
**GROUND FLOOR**

Approximate, internal area :  
55.60 sqm / 598 sq ft



**FIRST FLOOR**

Approximate, internal area :  
53.00 sqm / 570 sq ft



**SECOND FLOOR**

Approximate, internal area :  
53.00 sqm / 570 sq ft

**TOTAL APPROX FLOOR AREA**

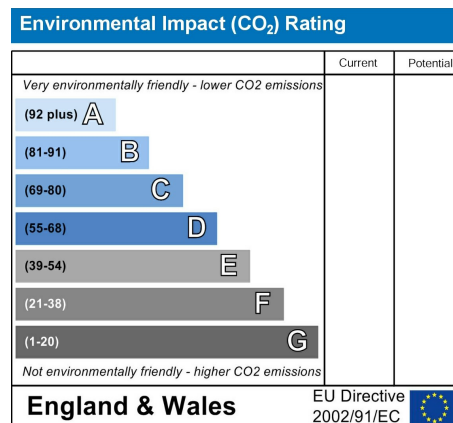
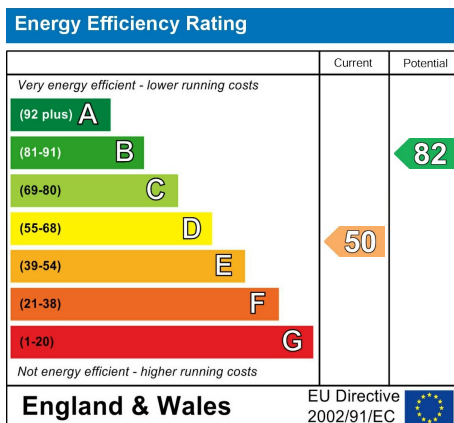
Approximate, internal area : 222.3 sqm / 2391 sq ft

Measurements for guidance only / Not to scale





CAMBERWELL NEW ROAD SE5  
FREEHOLD



All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

