

WILSON ROAD, CAMBERWELL, SE5

LEASEHOLD

GUIDE PRICE £350,000 TO £370,000



SPEC

Bedrooms : 1
Receptions : 1
Bathrooms : 1

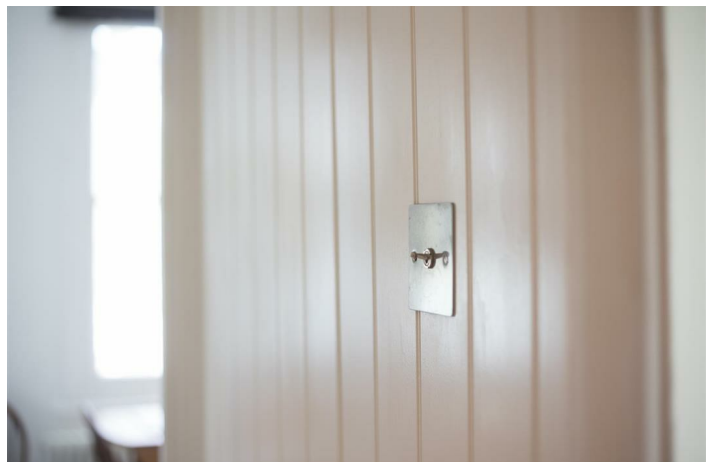
Lease Length:
Service Charge:
Ground Rent:

FEATURES

Moment's From Camberwell
Bright and Stylish Interior
Rear Views Over St Giles' Churchyard
Leasehold



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Bright, Stylish Convenient One Bedder With Park Views - CHAIN FREE.

Fancy a bright, airy and perfectly placed pied-de-terre? Look no further than this fantastic one bedder! Sitting on the first floor of a handsome Victorian building, the flat comprises a pleasant open plan living space, double bedroom and modern bathroom. You'll spy original Victorian glass panelled doors throughout the flat too. The decor is tasteful and the bedroom enjoys a scenic view over the very pretty St Giles churchyard gardens. Transport is easy as pie with Denmark Hill a mere 7 minute ramble. From here you can enjoy swift regular services to Victoria, Elephant and Castle, Blackfriars, Shoreditch and Clapham. Canada Water offers fantastic Jubilee Line connections too! The popular Villa pre-prep and nursery is down the road. Shops, restaurants and green spaces in East Dulwich, Camberwell and Peckham are all nearby too.

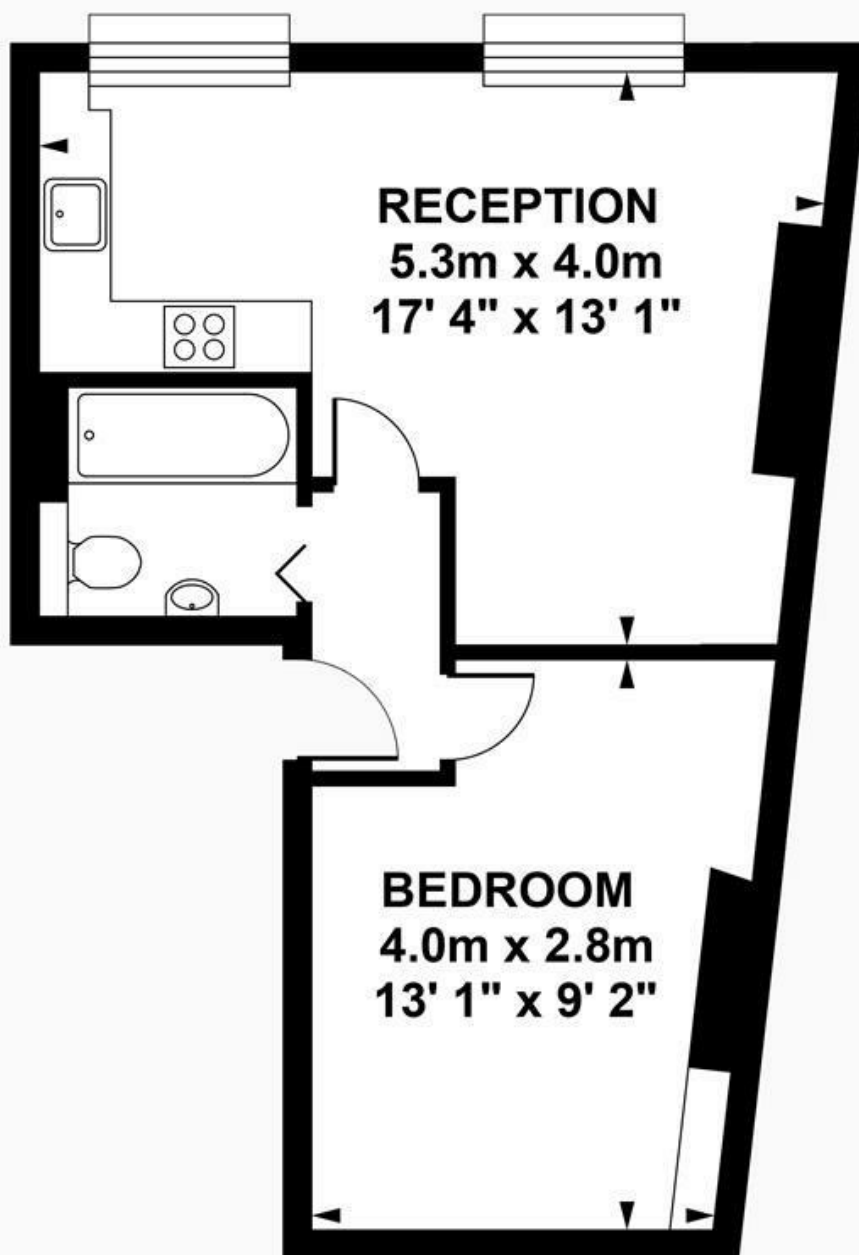
A shared entrance and hallway leads you upward to the first floor where you find the flat's door. An inner hall with gorgeous lime-washed timber floors and wooden panelling to picture rail level greets you. A floor to ceiling mirror creates an ingenious sense of space. Your bright and airy living area fronts the street through two large sash windows. There's polite shelving and an integrated desk space - making it the perfect work-from-home option! The contemporary kitchen sits on two walls to the left with ample solid wooden counter space and tasteful white gloss cabinets. There's a four ring gas hob, oven and ceramic butler sink too. You find the double bedroom facing rear off the entrance hall. It's a lovely space with ample room for a large double bed and some calming views. The bathroom completes the tour with panelled bath with contemporary rain-shower, wall hung loo, heated towel rail, wash hand basin and some handy recessed storage.

Wilson Road is a real community, with friendly, generous neighbours and occasional street parties. You're just a few metres from Lucas Gardens, a secluded park with kids' playground, dog park, mature trees and ornamental gardens, and the small parade of shops around the corner on Vestry Road. There's a well-stocked grocery, a pharmacy and a fantastic Kurdish café to add to the communal atmosphere. And with Warwick Gardens, Ruskin Park, Burgess Park and Peckham Rye all within a short walk, there's plenty more green space nearby. Both Peckham Rye and Denmark Hill stations (zone 2) are inside a 10 minute walk for services to London Bridge and Victoria and a whole variety of buses run into town along Peckham Road, just five minutes away. The London Overground will whisk you from Clapham Junction, through Queens Road and up to Shoreditch, Hoxton and Islington. Camberwell and its many bars and restaurants are but a short ramble - we love the Hermit's Cave, The Camberwell Arms and the Sun of Camberwell. Bellenden Village supplies the fantastic 'Victoria Inn' and 'Ganapati'.

Tenure: Leasehold

Lease Length: 107 years remaining

Council Tax Band: B



FIRST FLOOR

Approximate. internal area :

33.18 sqm / 357 sq ft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		59	
(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			76
(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	

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.

