

MCNEIL ROAD, CAMBERWELL, SE5

FREEHOLD

GUIDE PRICE £650,000 TO £700,000



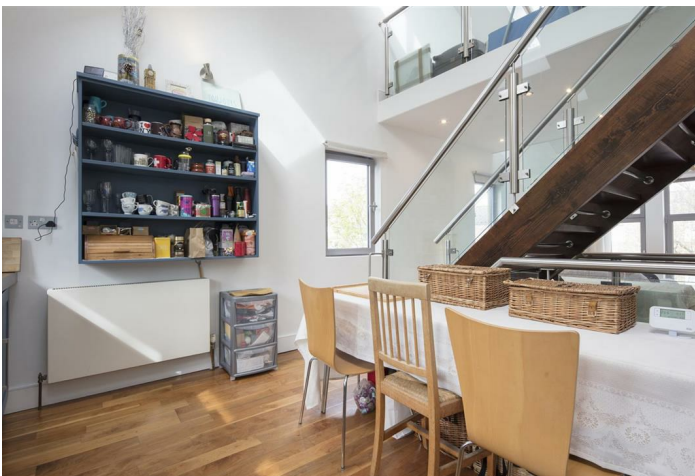
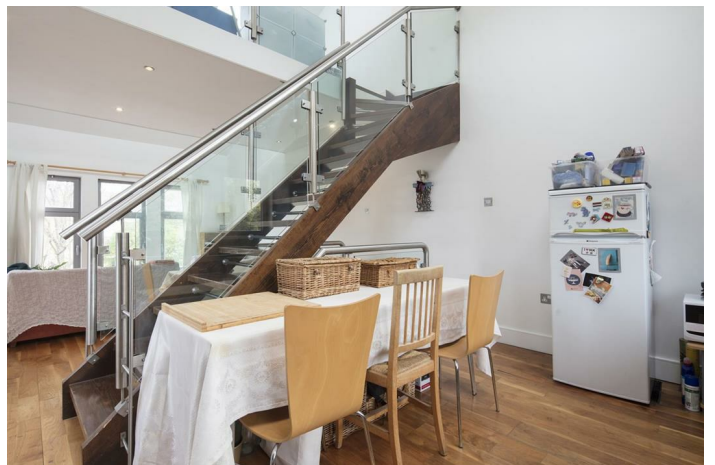


## SPEC

Bedrooms : 2  
Receptions : 2  
Bathrooms : 1

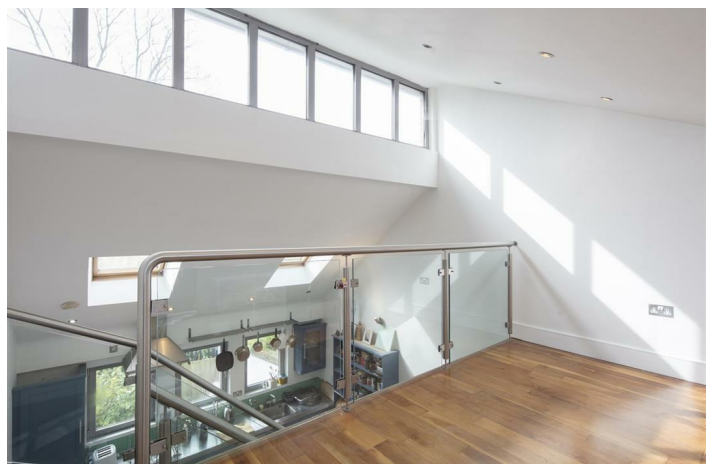
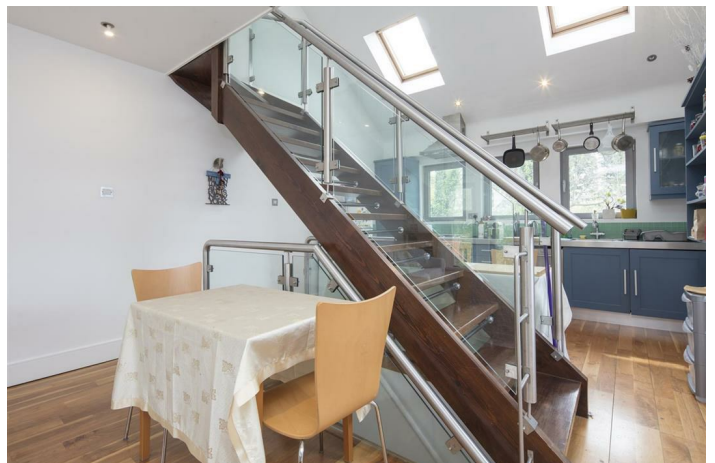
## FEATURES

Contemporary Styling  
South-Facing Patio Garden  
Wonderful Bright Mezzanine  
Double Height Ceilings  
Freehold





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Bright Contemporary Two Bedroom Home With Fab Mezzanine - CHAIN FREE.

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This well placed modern home enjoys a wonderfully bright and airy living space with impressive double height ceilings. A fab mezzanine, perfect for any amount of uses is the cherry on the cake! The accommodation comprises two comfortable double bedrooms, bathroom, open plan kitchen/living area and mezzanine. There's a south-facing patio garden with side access too. You couldn't ask for any more amenities to be close to you. The lovely Bellenden Village, a short stroll through Warwick Gardens, promises a wonderful café, pubs, book shop, dry cleaners and deli. Transport is taken care of with nearby Denmark Hill and Peckham Rye stations (both zone 2) and the plethora of buses that will whisk you to the West End and beyond.

A neat front garden invites you off the street with plenty of space for bikes and bins. The property is entered to the side where a good sized hall offers funky glass bricks and oodles of hanging space. Cherry wood flooring continues to the master bedroom on your right. It's a large double with recessed storage and access to the decked patio garden. This supplies a leafy vibe and side access. A second double sits the far side of the hall and there's a good sized fully tiled bathroom in between.

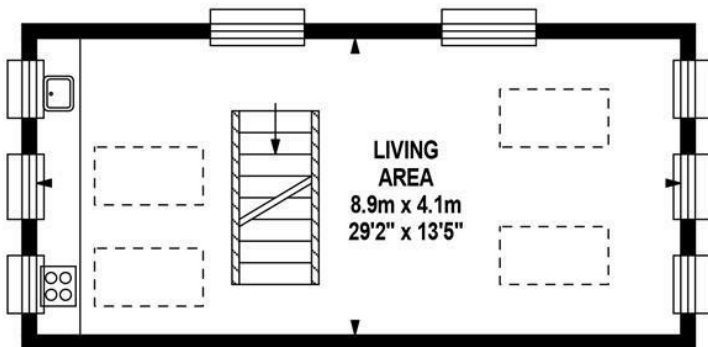
Heading upward you find a fantastic open plan living area which spans the full footprint of the house. It's literally drenched in light from every angle! There's a pleasant aspect on three sides and lofty double height Velux windows afford yet more airiness. The kitchen faces rear with chunky stainless steel counters, four ring gas hob, sink and an integrated dishwasher. A comfortable lounge fronts the street boasting more formal dining space. Upward from here via stairs with open risers and brushed chrome handrail you reach the top top mezzanine which supplies a multitude of possibilities.

From here you can stroll to a wide variety of social activities - there are celebrated bars, eateries, parks and cultural hotspots in every direction. For example, you're within a moment's stroll of the South London Gallery and the wonderful Crane's Kitchen restaurant, plus the quirky Bellenden Road shops are at your fingertips. You have all sorts of buses at the end of the road travelling into and across London, with night services too. A 10-minute walk has you at either Denmark Hill or Peckham Rye stations (both Zone 2) with quick services to Victoria, Blackfriars, Farringdon, London Bridge, Cannon Street and beyond. There are over six bus routes close by if you fancy going West! Dulwich Foundation schools are easily accessible by bus or car. The area is also home to one of London's best hospitals, Kings College, which is a 10-minute walk away. Camberwell enjoys an eclectic variety of independent food stores and a number of excellent bars and restaurants, including the Crooked Well on Grove Lane, the award-winning Camberwell Arms which does a cracking Sunday lunch and the renowned Silk Road. There are a number of fantastic parks in the area, offering an abundance of nature and play, including Brunswick Park, Warwick Gardens, Lucas Gardens, Burgess Park, Lettsom Gardens, and many more.

Tenure: Freehold

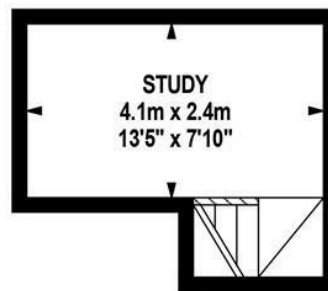
Council Tax Band: D





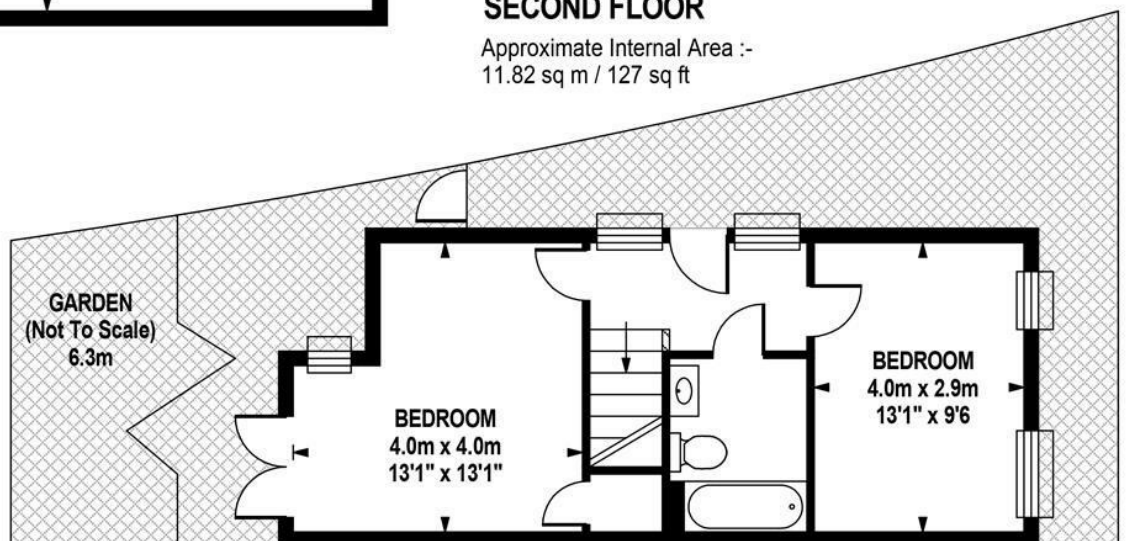
**FIRST FLOOR**

Approximate Internal Area :-  
36.49 sq m / 393 sq ft



**SECOND FLOOR**

Approximate Internal Area :-  
11.82 sq m / 127 sq ft



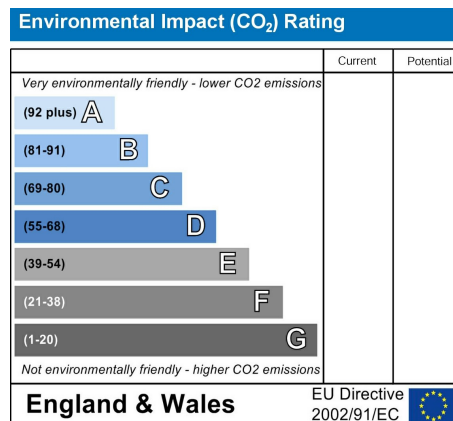
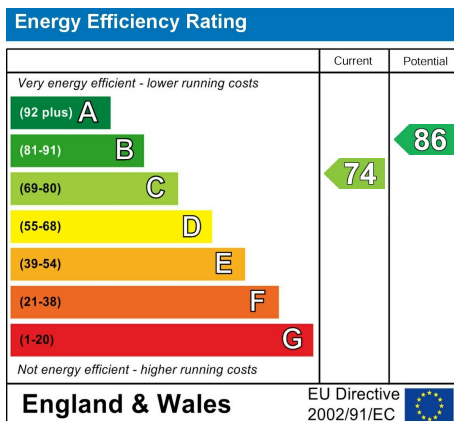
**GROUND FLOOR**

Approximate Internal Area :-  
38.36 sq m / 413 sq ft

**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 86.67sq m / 933 sq ft  
Measurements for guidance only / not to scale

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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.

