

SHENLEY ROAD, CAMBERWELL, SE5

LEASEHOLD

£700,000



## SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 2

Lease Length: 126 years remaining

Service Charge: £2000 per annum

Ground Rent: £200 per annum

## FEATURES

Private Garden

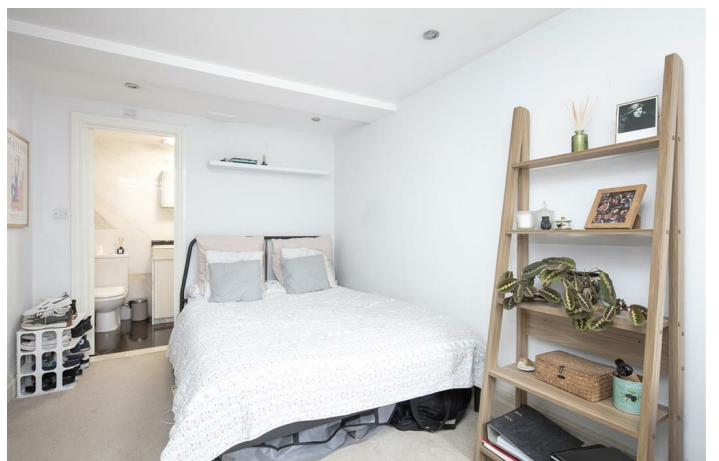
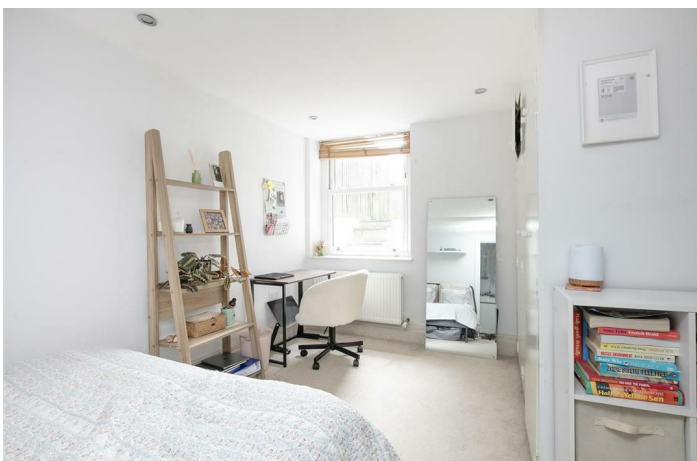
Generous Proportions

Popular Location

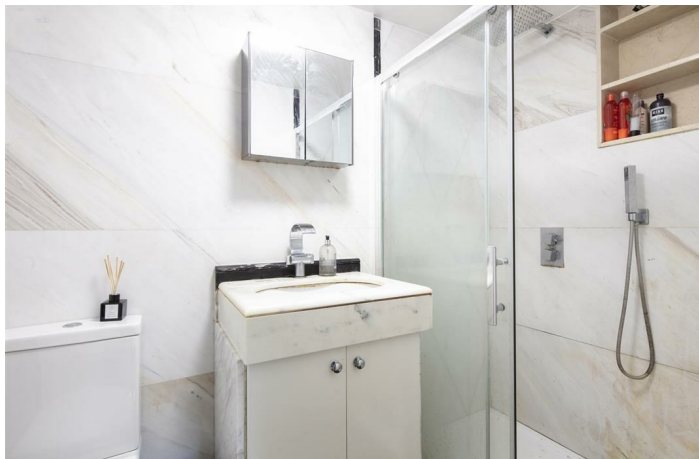
Leasehold



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Spacious Split Level Period Three Bedder With Private Garden - CHAIN FREE.

This fab, split level two bedder sits pretty on the upper end of a much coveted Victorian Street within moments of the best of Peckham, Camberwell and Bellenden Village. Spanning the ground and lower ground floors of a handsome period building, the property comprises three decent double bedrooms (one en suite), modern bathroom and a generous living area with access to your leafy private garden. From here you can stroll to any amount of social endeavours - there are bars, eateries, parks and cultural hotspots in every directions. Peckham Rye and Denmark Hill stations are both roughly 10 minute stroll for unbeatable connections. You'll enjoy swift services to London Bridge, Victoria, Blackfriars, Elephant & Castle and Canada Water for the Jubilee Line.

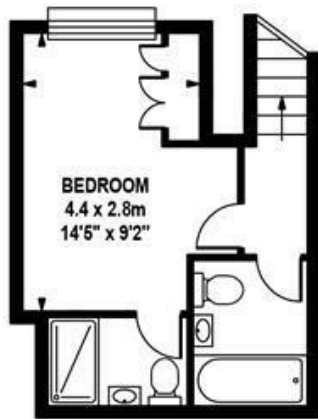
A shared front garden and hallway lead inward to your ground floor entrance. The first large double bedroom fronts the street through a wide bay window. There's fitted storage and high ceilings. A second, similarly sized double bedroom faces rear with more storage. Down a half flight of stairs you find your super spacious living area which enjoys an imposing fireplace with decorative wooden mantel and some funky glass bricks for extra light. A side aspect set of glass sliding doors lead outward to your private paved garden. The kitchen adjoins to the rear of the living area and promises a fine spot to rustle up the evening meal. There's plenty of space for lounging, dining and entertaining.

You're within a moment's stroll of the South London Gallery and Camberwell College of Arts, 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 mainline stations (both Zone 2) with services to Victoria, Blackfriars, Farringdon and beyond, (to St Albans and even Stanstead!), or east to London Bridge and Cannon Street. 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 and the award-winning Camberwell Arms which does a cracking Sunday lunch. The renowned Hermit's Cave is just one of the many great pubs in the area.

Tenure: Leasehold

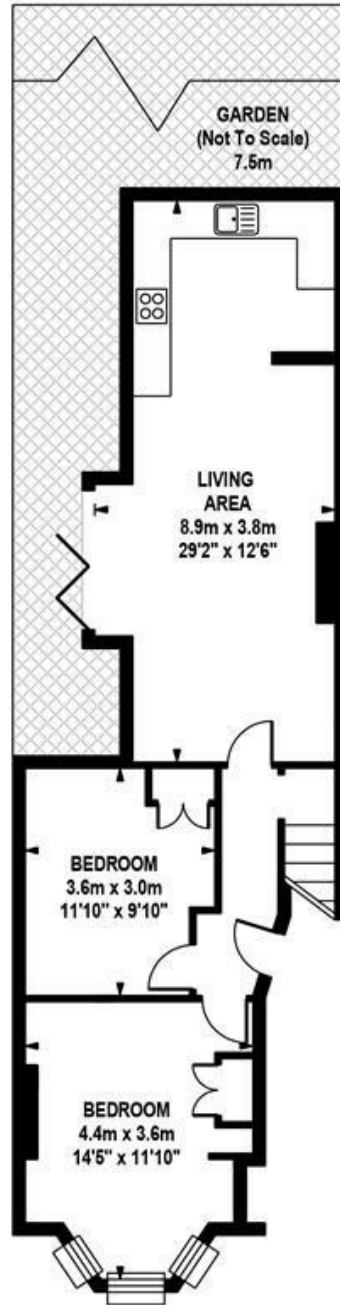
Lease Length: 125 years remaining

Council Tax Band: C



**LOWER GROUND FLOOR**

Approximate Internal Area :-  
24.33 sq m / 262 sq ft



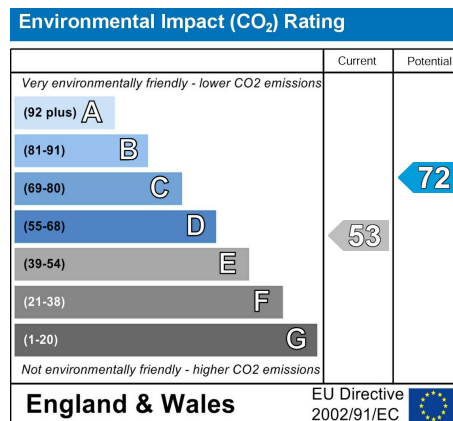
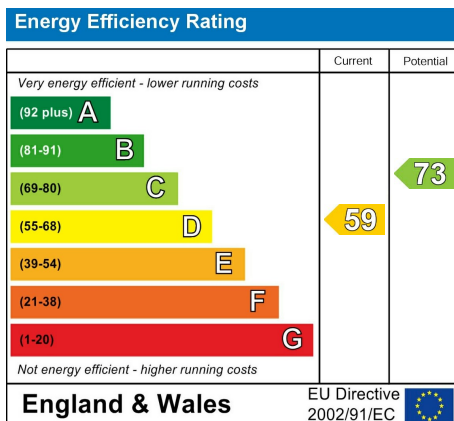
**GROUND FLOOR**

Approximate Internal Area :-  
60.37 sq m / 650 sq ft

**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 84.70 sq m / 912 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.

