

SHENLEY ROAD, CAMBERWELL, SE5
LEASEHOLD
OFFERS IN EXCESS OF £450,000



SPEC

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Lease Length : 118 years remaining

Service Charge : £688 per annum

Ground Rent : £150 per annum

FEATURES

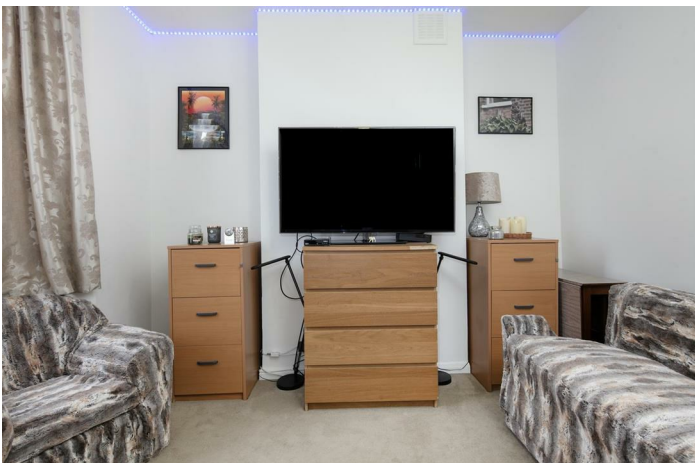
Private Rear Garden

Separate Kitchen and Reception

High Ceilings

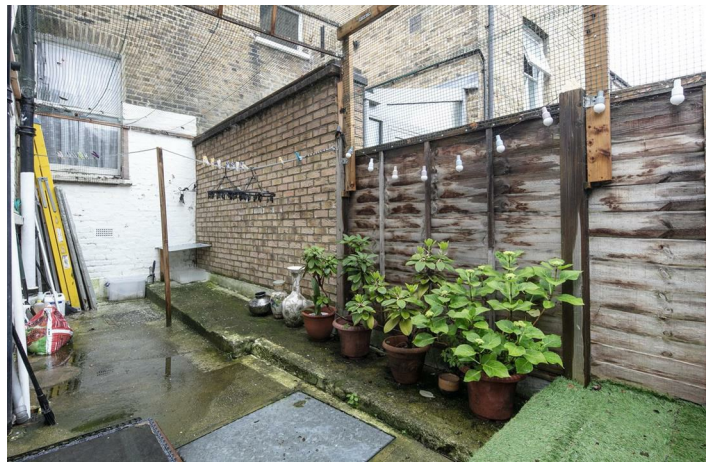
Prized Location

Leasehold



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Well Placed Period One Bedder With Private Garden - CHAIN FREE.

Enjoying a well appointed reception, separate kitchen and double bedroom, this well presented one bedroom Victorian flat ticks all the boxes. A generous private rear garden adds to the charm. The property sits on the ground floor of a perfectly placed building along one of Camberwell's most popular roads. Shenley Road is a local favourite; it's incredibly peaceful and runs from bustling Peckham Road up toward Lyndhurst Grove and the Bellenden Renewal area. 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. The freehold title will be included in the sale.

A shared front garden and entrance lead inward to the flat's ground floor doorway. The reception fronts the street into the bay window. There's neutral decor and plenty of space for lounging. A nicely proportioned double bedroom comes next along the hall. It enjoys a rear aspect and more high ceilings. A half flight descent in the hall reveals a modern bathroom opposite recessed fitted storage. Last but not least comes a bright kitchen with access to your generous private patio garden.

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: 118 years remaining

Council Tax Band: C

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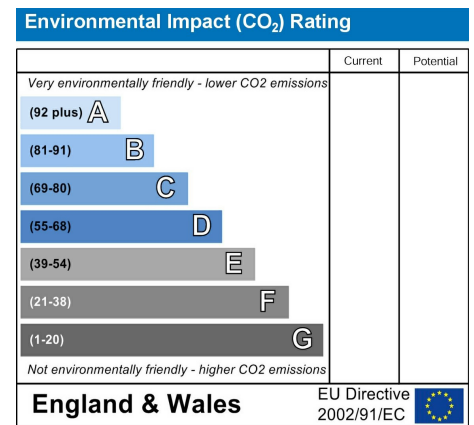
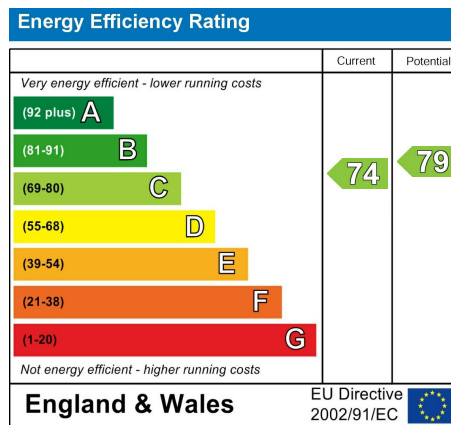


GROUND FLOOR

Approximate. internal area :
49.05 sqm / 528 sq ft

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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.

