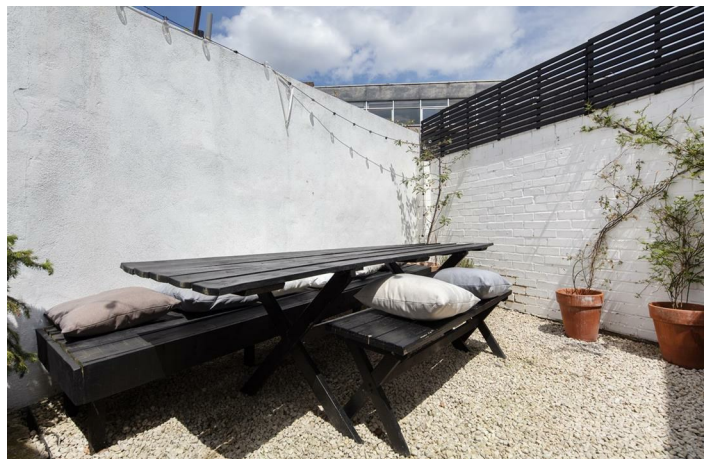


SOUTHAMPTON WAY, CAMBERWELL, SE5

FREEHOLD

£750,000



## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

## FEATURES

Victorian Building

Sunny Patio Garden

Two Double Bedrooms

Original Wooden Floors

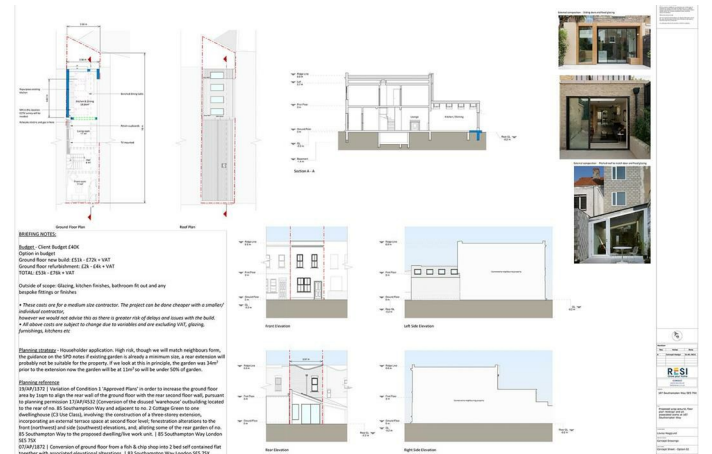
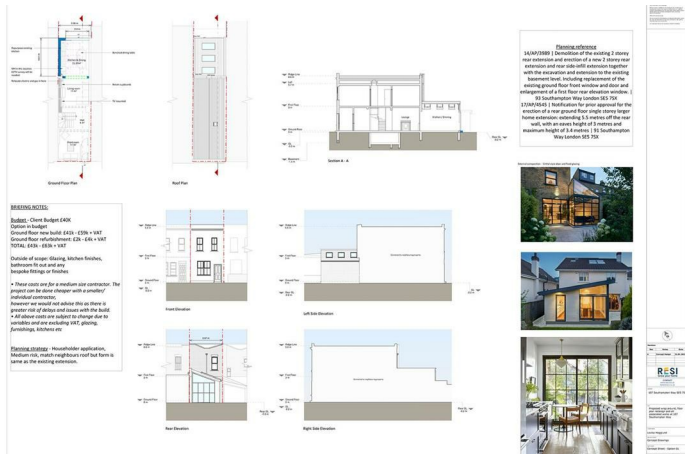
Freehold





# SOUTHAMPTON WAY SE5

FREEHOLD



SOUTHAMPTON WAY SE5

FREEHOLD



Light, Bright and Spacious Two Bedroom Period House with Garden and Basement - CHAIN FREE

This unique two bedroom house, once a Victorian shop, has been deftly redesigned to host a fantastic open plan living space, a separate bright and stylish kitchen, two double bedrooms and a modern bathroom. There is a lovely rear patio garden and an enormous basement with over five feet head height - great for storage. Locally, there is plenty to shout about - the Toad Bakery, Theo's Pizzeria, Grove Lane Bakery, Brunswick Park Café, the tennis café, and tennis courts in Burgess Park are all within an easy stroll. Orbit Brewery is a 12-minute walk away, and Gladwell's Deli and Grocery is nearby. Camberwell's Farmers Market is held every Saturday in Camberwell Green. You're also within easy reach of a Sainsburys for milk and a paper. The wonderfully refurbished Burgess Park is three minutes on foot and Camberwell and Peckham are but a brief ramble. A minute's stroll will bring you to the bus stop that whisks you to Elephant and Castle in under 10 minutes! An exciting concept plan is included detailing a handsome rear extension which would instate a third bedroom - subject to planning permission.

The house enjoys recently updated windows and front door - they ensure a peaceful vibe throughout. Enter off the street into a neat entrance hall with period floorboards and crisp neutral decor. The positively cavernous living space is light and lovely and stretches almost 10 metres. There's louvered blinds, built-in book shelves, fitted storage and a neat curving staircase. The rear of the space enjoys more tasty timber floors, a wood-burner (compliant with stringent clean air laws), storage space and a view of the garden. To the rear of this you find the kitchen enjoying solid wood worktops, a large ceramic sink with mixer tap, contemporary cabinets and a lofty vaulted ceiling with two skylights. French doors run from here onto your cute garden - it's the perfect haven from the bustle of London.

Ascending those lovely solid and stylish curving stairs (with dark treads and white risers) you reach a rectangular landing. The master bedroom fronts the street. with contemporary fitted wardrobes hugging the chimney breast and more pale neutral wall shades. The second bedroom (also a great size) faces rear and is a bright space with more wooden floors. The bathroom sits in between with a clean white suite, heated towel rail and tiling.

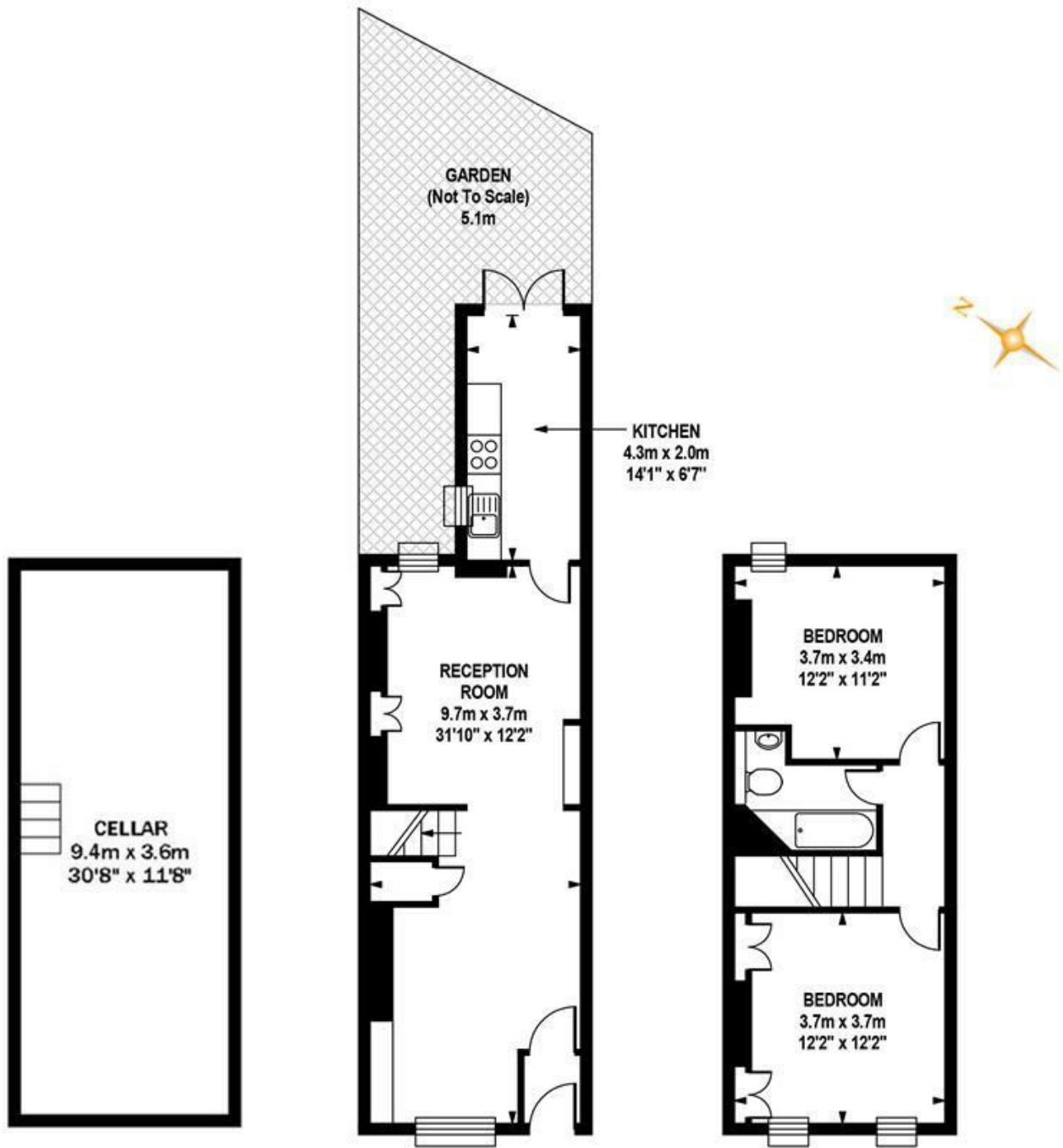
The daily commute is easy - grab the 343 bus (to London Bridge) on Wells Way or you can walk past the tennis courts and rose gardens of Burgess Park (which has undergone a £8 million reinvention) in under 10 minutes in order to access any number of buses to the West End and the City (jump off at Elephant & Castle for the Bakerloo and Northern lines). The 136 also goes to Elephant & Castle and connects to the overground line at Queen's Road Peckham and New Cross Gate in the other direction. It's also a 24hour bus! On a sunny day you can walk into Borough or the City - it's that close! Camberwell offers all the bars, restaurants and entertainments you could desire. We love The Crooked Well and the Camberwell Arms for a yummy roast. The South London Gallery is a must see! The varied delights of Bellenden Road are also within easy grasp. Peckham High Street also offers a multitude of treats for the discerning shopper.

Tenure: Freehold

Council Tax Band: B

SOUTHAMPTON WAY SE5

FREEHOLD



**CELLAR**  
Approximate internal area :  
33.84sqm/364.25sqft

**GROUND FLOOR**  
Approximate Internal Area :-  
45.06 sq m / 485 sq ft

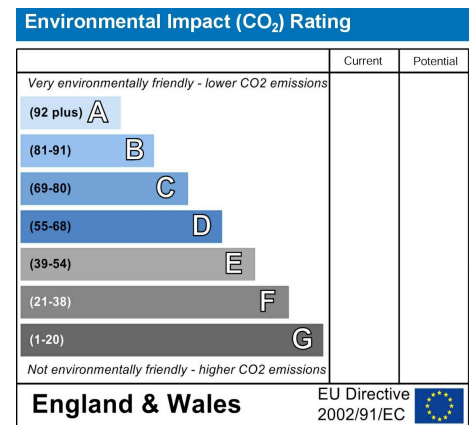
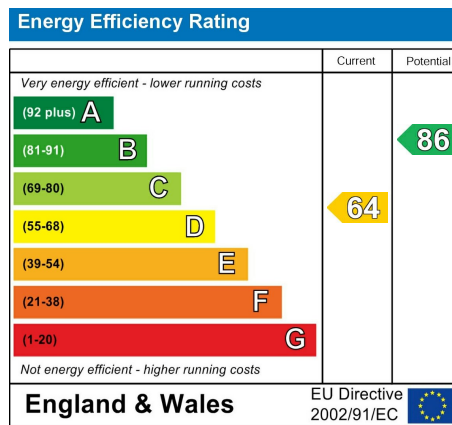
**FIRST FLOOR**  
Approximate Internal Area :-  
36.26 sq m / 390 sq ft

**TOTAL APPROX.FLOOR AREA (excluding Cellar):**

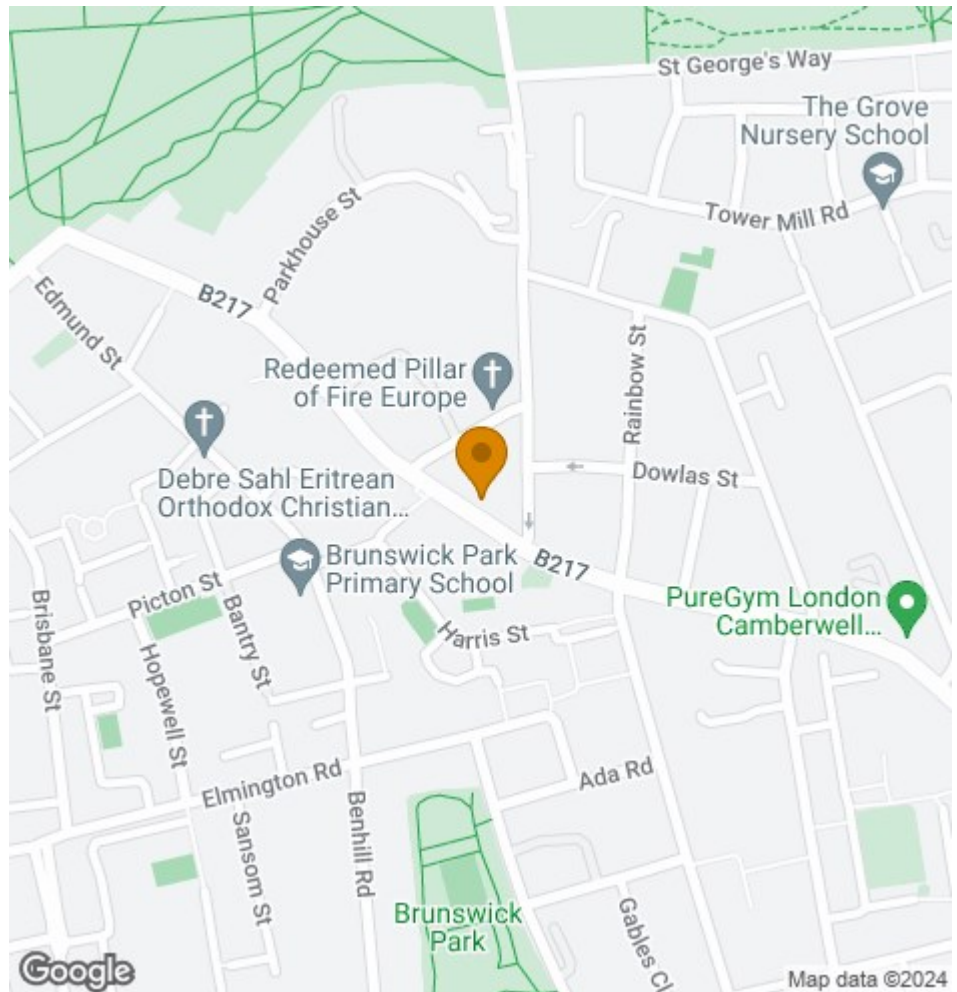
Approximate Internal Area :- 81.32 sq m / 875 sq ft  
Measurements for guidance only / not to scale

# SOUTHAMPTON WAY 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.



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