

CROFTON ROAD, CAMBERWELL, SE5

FREEHOLD

£1,465,000

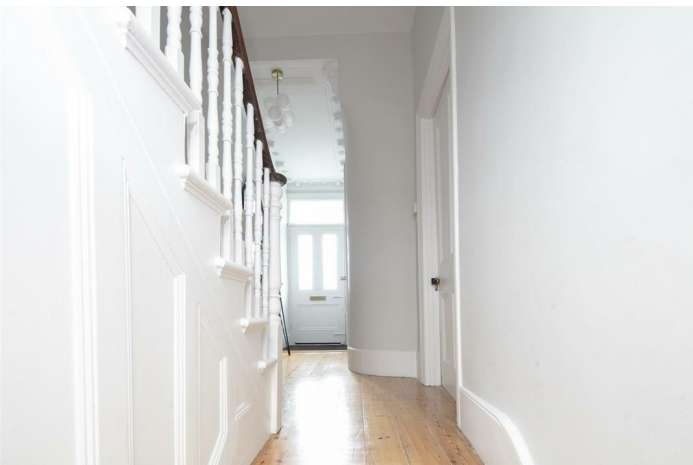


SPEC

Bedrooms : 4
Receptions : 2
Bathrooms : 2

FEATURES

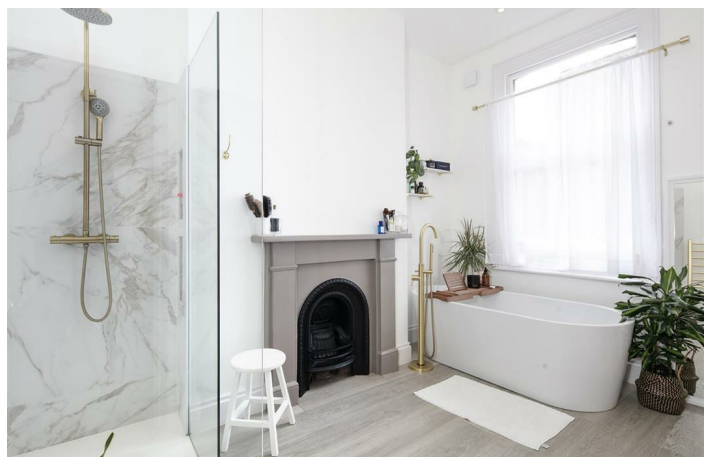
Stunning Finish Throughout
Full-Width Kitchen Extension
Period Features Throughout
Underfloor Heating
Pretty Patio Garden
Freehold



CROFTON ROAD SE5
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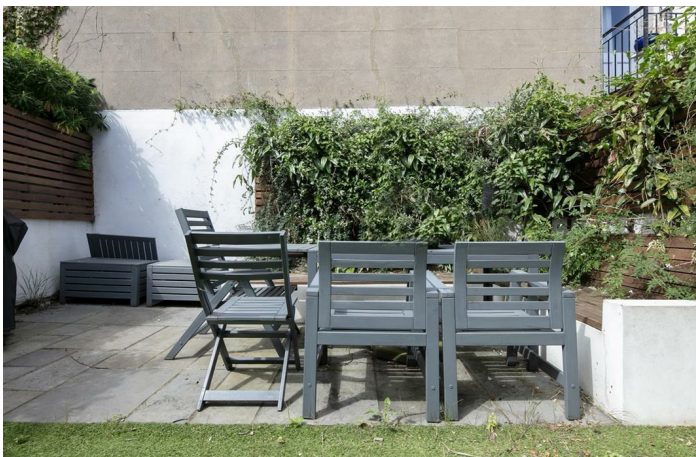
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Magnificent Four Bedroom Victorian Home With Exquisite Finish.

With an impressive full-width extension to the rear, this superb four bedroom period home offers lavish entertaining and living space. Over three expertly presented floors the recently refurbished interior supplies top notch fixtures and fittings and elegant decor throughout. Dowsing and Reynolds switches and sockets and a vibrant splash of Farrow and Ball complete the look perfectly. The accommodation comprises a large double reception, a particularly gorgeous architect-designed kitchen/diner with underfloor heating, four handsome bedrooms, an impressively proportioned family bathroom, shower room and handy guest wc. There's a large storage cellar and a neat and beautifully presented split level rear garden. The loft is boarded and has an integrated ladder in access door. Crofton Road is a mature, popular street that rises gently from Peckham Road to Lyndhurst Grove and sits within a pleasurable five minute ramble of bountiful Bellenden Village. Transport is a cinch with Peckham Rye Station a seven minute stroll for swift, regular services to London Bridge, Victoria, Elephant and Castle, Blackfriars, Farringdon, Shoreditch and oodles more. Your social life will buzz with the nearby bustle of Camberwell, Peckham, East Dulwich and Queens Road.

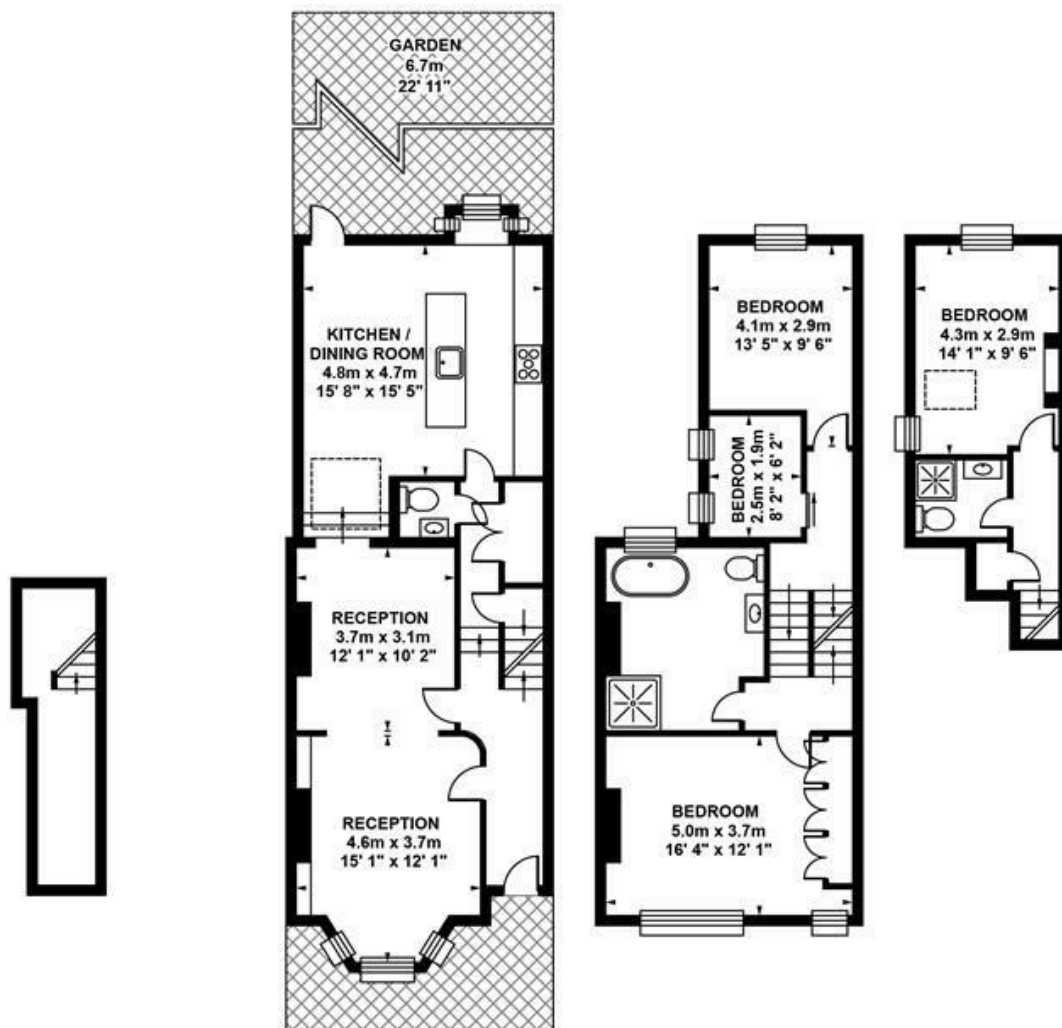
A walled front garden leads off the gently sloping, tree lined street. The recessed portico gives way to your inner hallway which has solid cast iron school style radiators and decorative cornice work. Varnished original timber floorboards continue to the double reception which sits to the left through either of two doors. Boasting a wide front aspect bay of sash windows, plantation shutters and a super wood burning stove the room simply begs for lounging. A stunning period style marble mantel and sleek black hearth add to the charm. An elegantly curved wall guides you to the rear of the space where a period feature fireplace and original mantel continue to impress. Steps lead down to a gloriously bright contemporary kitchen/diner which spans the full width of the building and is kept light and airy by a vast skylight. The marble topped island has ample storage and food prep space in addition to seating for up to five adults! You'll entertain your soiree while dicing and slicing and they hobnob around the dining table. There's a swanky mixer tap, bin storage and integrated dishwasher. The far side hosts an integrated microwave and oven, fridge freezer and yet more storage. A wide glass door with oblong metal bar opens to your pretty, split level patio garden which supplies ample space for sun baking and entertaining. A rear cantilevered picture bay window juts out from the kitchen and there's a wonderful fragrance of Jasmine - it's simply divine!

Back inside. the kitchen/diner wraps back round to the hall where you find a double laundry cupboard with space for the washing machine. Next to this is access to the lower ground floor storage cellar and a handy guest wc. Head upward to the wide carpeted first return to find the first of your fine double bedrooms. It faces rear over the garden. A second side-facing bedroom sits next door. Upward again to the first floor you meet a front facing master bedroom with that glorious signature triptych of Italianate arched sash windows. The room enjoys a period feature fireplace, twin wardrobes and another school house radiator. The fantastic family bathroom completes this level with a sumptuous walk-in shower and a free standing bath long enough that you can't touch both ends! A final climb upward reveals the fourth and final double bedroom - presented in Hague Blue and with a calming dual aspect. A modern shower room completes the tour.

The South London Gallery Cafe is great for impressing visitors with! Rye Lane is tantalisingly close for any amount of culture. For coffee, croissants, books, antiques, flowers and dry cleaning services, go no further than Bellenden Village (a 3 minute walk). We love Petitou, The Victoria Inn, Ganapati and The Begging Bowl. The Bussey Building has some fab rooftop bars and even a cinema! The highly considered Villa Nursery is as close - now that's an easy morning drop off! The area has easy access to Peckham Rye (zone 2 and a brisk 5 minute walk) and Denmark Hill stations (also zone 2 and about a 12 minute walk away) for services to London Bridge, Victoria and Blackfriars. The London Overground whizzes you to Clapham, Shoreditch and Canada Water for the Jubilee Line. A whole variety of buses run into town along Peckham Road, just five minutes away. The wide open green spaces of Peckham Rye Park are also within easy reach. Even closer is the very lovely Warwick Gardens. It's a fine spot for a read of the papers.

Tenure: Freehold

Council Tax Band: E



**LOWER
GROUND FLOOR**

Approximate. internal area :
7.90 sqm / 85 sq ft

GROUND FLOOR

Approximate. internal area :
68.84 sqm / 741 sq ft

FIRST FLOOR

Approximate. internal area :
55.09 sqm / 593 sq ft

SECOND FLOOR

Approximate. internal area :
19.97 sqm / 215 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 151.80 sqm / 1634 sq ft

Measurements for guidance only / Not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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.

