

VESTRY MEWS, CAMBERWELL, SE5

LEASEHOLD

GUIDE PRICE £475,000 TO £500,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 2

Lease Length: 92 years remaining

Service Charge: £3078 per annum

Ground Rent: n/a

FEATURES

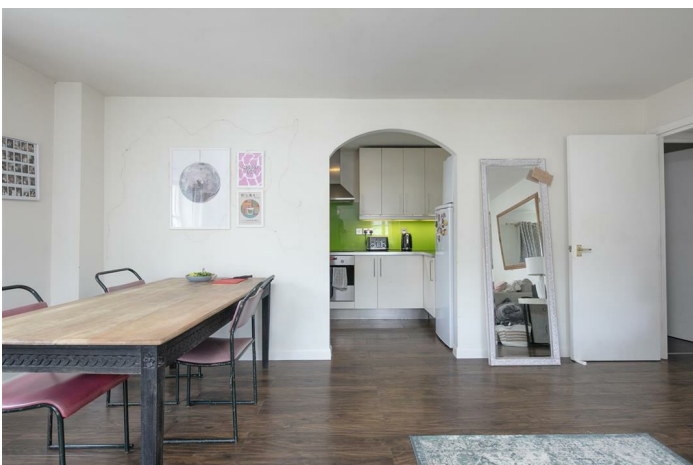
Seconds from Lucas Gardens

Close to Peckham and Camberwell

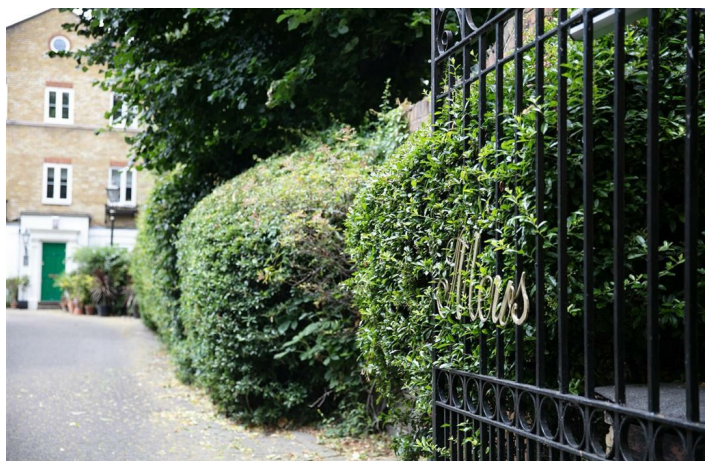
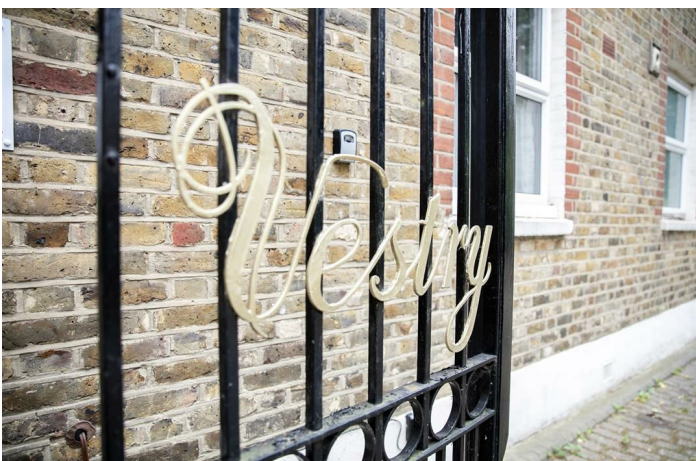
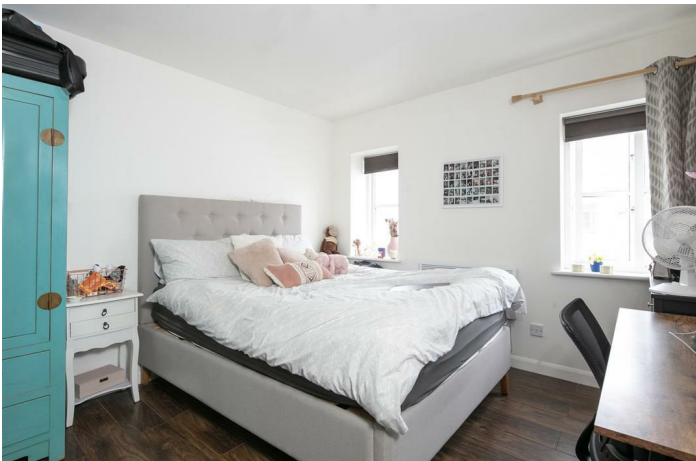
Mature Popular Development

Well Proportioned

Leasehold



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Nicely Proportioned Two Bedder with OSP in Peaceful Popular Development - CHAIN FREE.

GUIDE PRICE £475,000 to £500,000.

Find this terrific two bedder with a generous living space, modern kitchen, two double bedrooms (master en suite) and main bathroom! It sits on the top floor of a handsome, well placed block within this popular parkside gated development. It's peaceful, mature and friendly. Off street parking adds to the charm. You're within walking of Camberwell's eclectic bounty of bars, cafes. The Camberwell Grove Conservation area is a delight and just around the corner. Bellenden Road is as easily walkable and offers a real 'villagey' vibe. Denmark Hill and Peckham Rye stations each have fast, frequent Victoria services and the fab London Overground Line which offers a handy Jubilee Line connection from Canada Water.

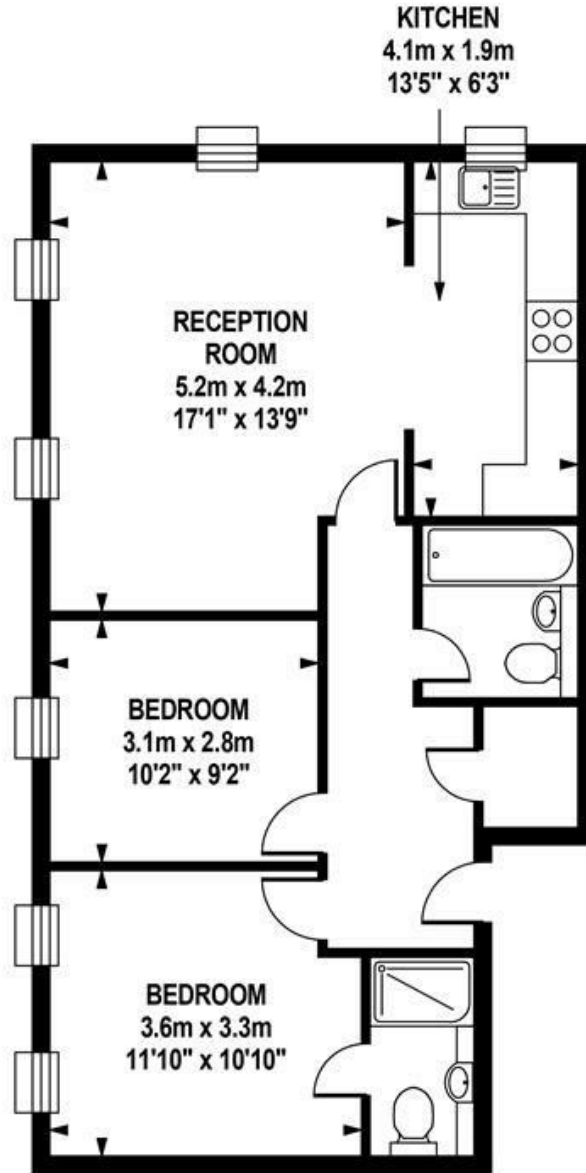
A beautifully maintained communal grounds lead through swanky gates bearing the development's name. Your shared entrance leads upward via stairs to the flat's second floor door. Inside you meet a well appointed hallway with deep recessed storage. Dead ahead you find a huge dual aspect open plan living area with oodles of lounging and dining space. A modern kitchen adjoins with contemporary cabinets and a vibrant green splashback. The first of your bedrooms comes next along the hall with a bright aspect and plenty of space for a double bed and desk. The master bedroom has two windows and an adjoining shower room. Last but not least comes a well arranged bathroom.

Both Peckham Rye and Denmark Hill stations (zone 2) are inside a 10 minute walk for services to London Bridge and Victoria and a whole variety of buses run into town along Peckham Road, just five minutes away. The London Overground will whisk you from Clapham Junction, through Queens Road and up to Shoreditch, Hoxton and Islington. Lucas Garden is a lovely leafy place to unwind. It has a popular play area and it's a real favourite of local dog walkers. Vestry Road has a pharmacy, restaurant and a well-stocked grocery store. Camberwell and its many bars and restaurants are but a short ramble - we love the Hermit's Cave, The Camberwell Arms and the Sun of Camberwell. Bellenden Village supplies the fantastic 'Victoria Inn' and 'Ganapati'. The popular Villa pre-prep and nursery is down the road and the Dulwich Foundation schools are a 12-minute drive away.

Tenure: Leasehold

Lease Length: 92 years

Council Tax Band: B



SECOND FLOOR

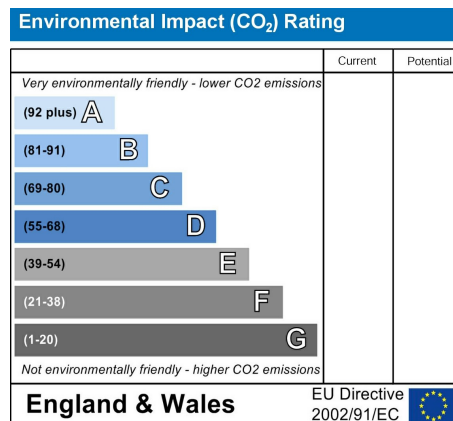
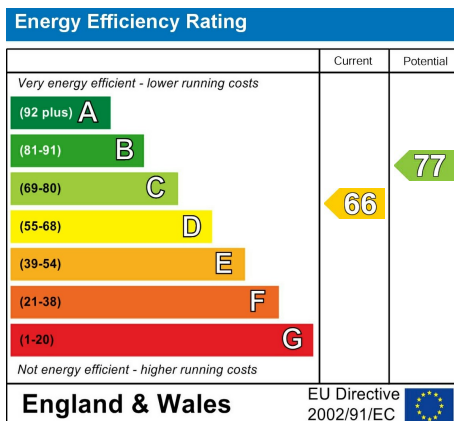
Approximate Internal Area :-
65.59 sq m / 706 sq ft



TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 65.59 sq m / 706 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.

