

VESTRY ROAD, CAMBERWELL, SE5  
FREEHOLD  
GUIDE £1,000,000 TO £1,100,000





## SPEC

Bedrooms : 4  
Receptions : 1  
Bathrooms : 2

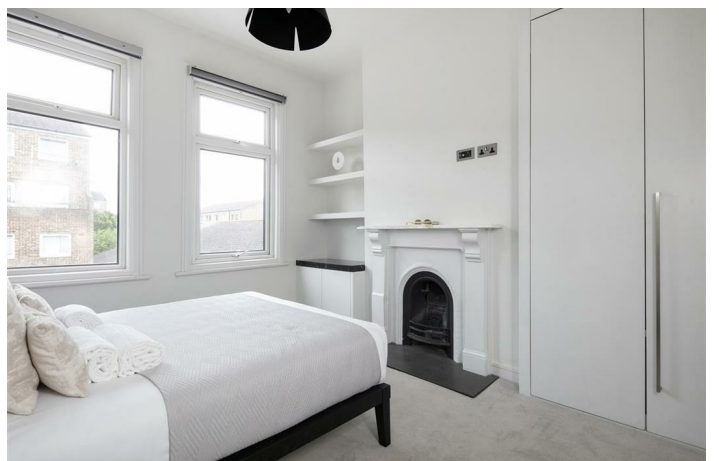
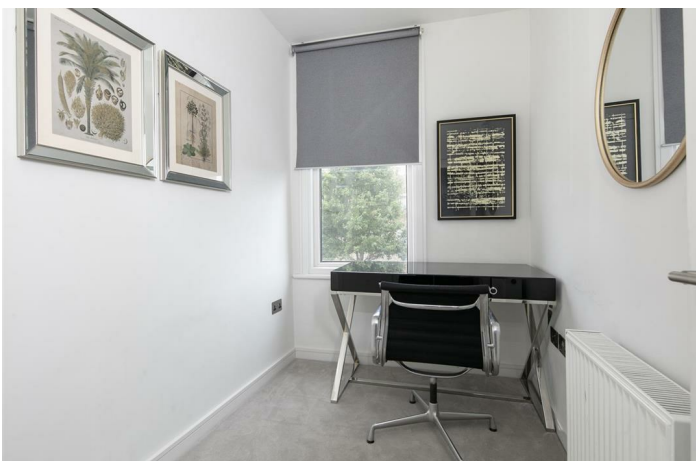
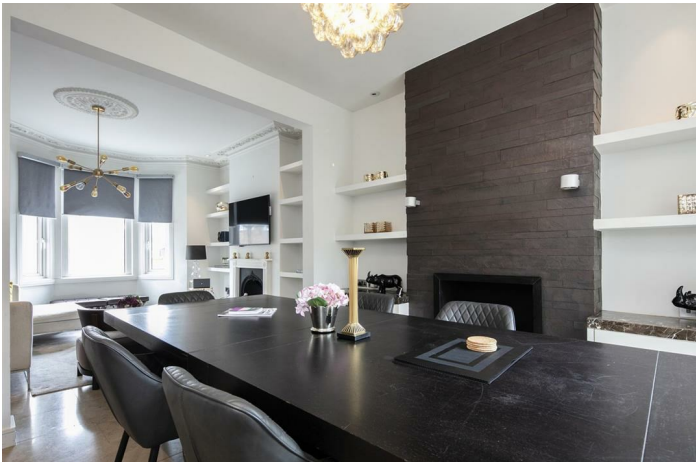
## FEATURES

High Ceilings and Period Features  
Bespoke Storage  
Split Level Patio Garden  
Top Location  
Freehold



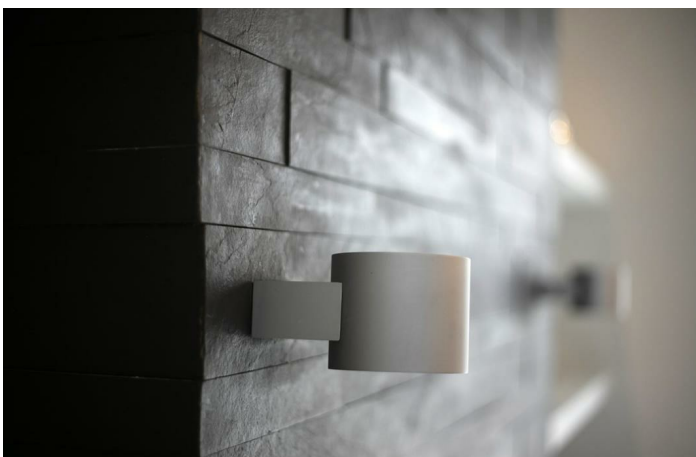


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GUIDE PRICE £1,00,000 - £1,100,000.

Spacious Four Bedroom Period Home in Popular Location - CHAIN FREE.

This spacious, period home can be found on a delightful street lined with Victorian houses and close to the beautiful Lucas Gardens. The accommodation sprawls generously over two and a half bright floors and comprises a large double reception, kitchen/diner, four fancy bedrooms, bathroom and additional shower room. Find it just off Lyndhurst Grove and part of a well liked residential area that falls between Camberwell Grove and Holly Grove Conservation Areas. 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. Even closer is a fab convenience store - literally seconds away! 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.

The hallway has tiled flooring and neutral decor. Bearing left is a double reception with a front aspect, double glazed bay window. Look up and you'll spot delicate, detailed cornicing and ceiling rose. A period fireplace graces the front room, with shelving and marble topped storage space to the alcoves. Spotlight, under floor heating, textured brick chimney breast and a masterful glass pane to the hallway continue the charm offensive. The rear section is perfect for dining; double doors swing out to a peaceful private garden where your guests can retire after dessert.

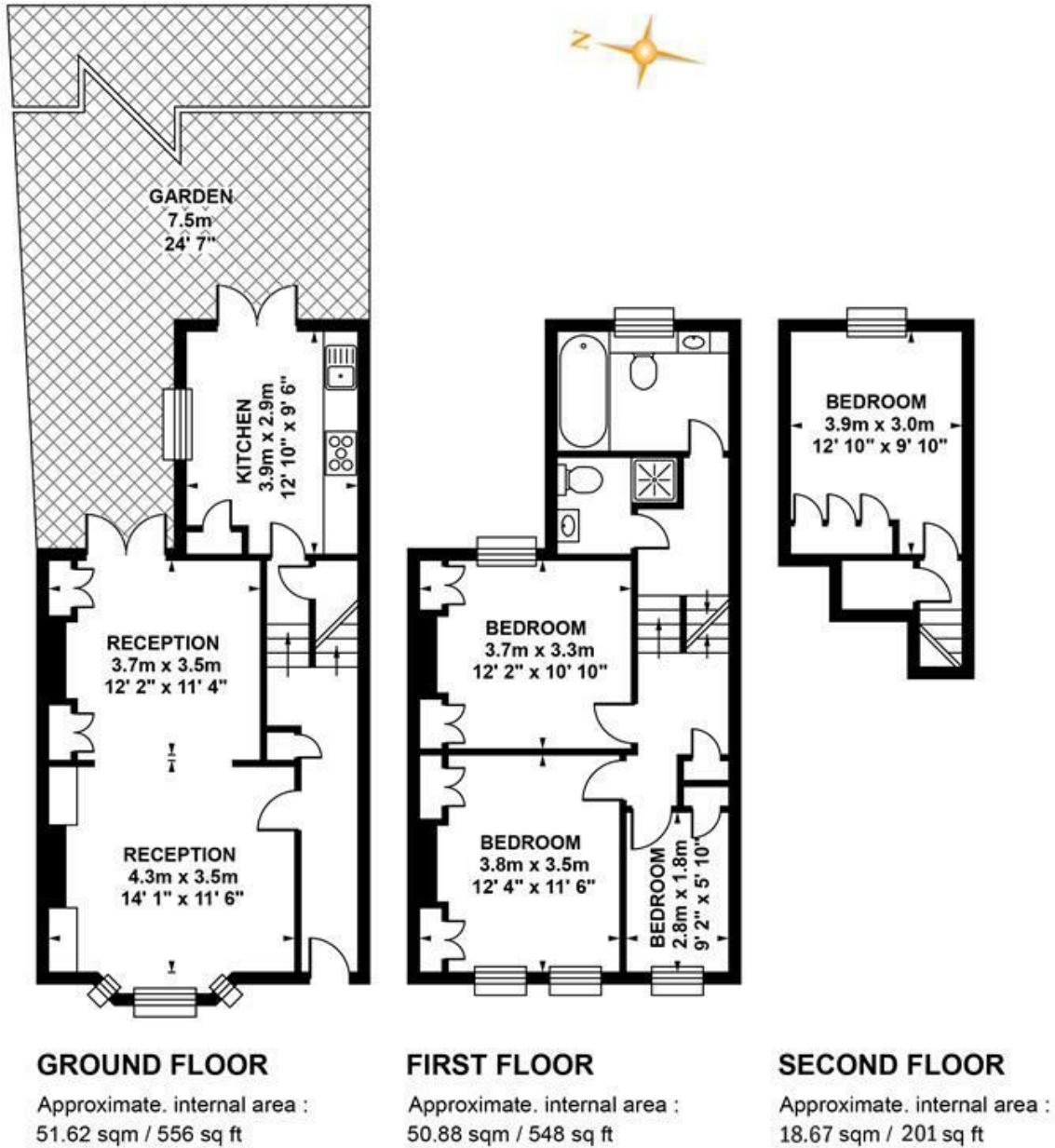
At the end of the hall, descend a few steps to find a contemporary kitchen with another mammoth glass side-aspect window AND glazed French doors to the garden. A Smeg double oven, Bosch dishwasher and ample space-saver units are thoughtfully placed on opposite sides of the room. The split level garden has raised areas, brick beds and slate tiles - a perfect BBQ venue. Head back inside and take the stairs to the first floor where a rear facing bathroom sits on the half landing. You're treated to a deep tub with shower, oversized square sink and polished stone wall and floor tiles. A shower room sits next door with rain-effect fittings and a thoughtful mix of textiles on all surfaces.

The first floor proper has three bedrooms (two doubles, one single). The double rooms each have a gorgeous period fireplace, marble topped low level storage and fitted wardrobes. The single room, currently used as a study would also make a fine nursery. The (recessed) storage cupboard will come in handy too. A short flight up to the second floor reveals the fourth double bedroom with huge fitted wardrobes and a serene view of the garden.

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: Freehold

Council Tax Band: E




**TOTAL APPROX FLOOR AREA**


Approximate internal area : 121.23sqm / 1305 sq ft

Measurements for guidance only / Not to scale



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FREEHOLD

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

