

CAMBERWELL NEW ROAD, CAMBERWELL, SE5

FREEHOLD

£1,200,000

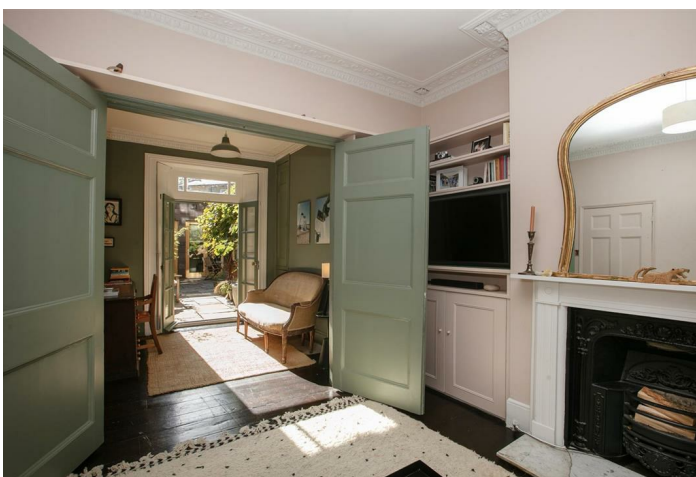


SPEC

Bedrooms : 3
Receptions : 2
Bathrooms : 2

FEATURES

Amazing Rear Garden Studio
Wonderful Period Features
Elegant Styling Throughout
Abundant Bespoke Storage



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Beautifully Presented Grade II Listed Three Bedroom Georgian Home with Impressive Garden Studio.

Pure Georgian heaven! The current owners have married original charm and modern convenience perfectly to create a welcoming, sympathetic and tasteful period home. The accommodation glides gracefully over three wonderful floors. You'll note original sash windows, timber floors, inner doors, cornicing, shutters and wonderful Little Greene paintwork throughout. Abundant bespoke storage adds to the charm and you benefit from air conditioned bedrooms too. The bathroom and kitchen are both elegant and perfectly befitting. A nicely sized patio garden with Yorkshire stone paving offers tranquil vibes for entertaining and access to a beautifully presented garden studio which benefits from Cat7 wiring, adjoining shower room and wc. It's a versatile space - perfect for guests, work-from-home or extra living area and it can accommodate a living green roof! The locale boasts many advantages. You're within a walk of Oval for a zone two Northern line station. A ramble in the other direction brings you to any number of popular culinary and social hot spots in Camberwell. The property also enjoys an electric bike shelter with drilled locking rings and charging plugs at front.

The friendly, flat-fronted exterior greets you warmly with an arched lower sash window. This emulates the fanlight which boasts some beautifully bright stained glass - a fine start indeed! Inside you meet with aged timber floors, original cornice work and a polite original staircase straight ahead. A large period wall-mounted mirror on the left side creates a magical sense of space. The double reception invites you right to find a stunning period fireplace with marble mantel. It's flanked by low level storage units and shelving. The front facing arched sash has its original shutters. Central double doors allow for one large or two separate rooms (handy for when there's a banquet to dine). Pretty French doors with more shutters open rear to the garden and offer the first tantalising glimpse of the studio.

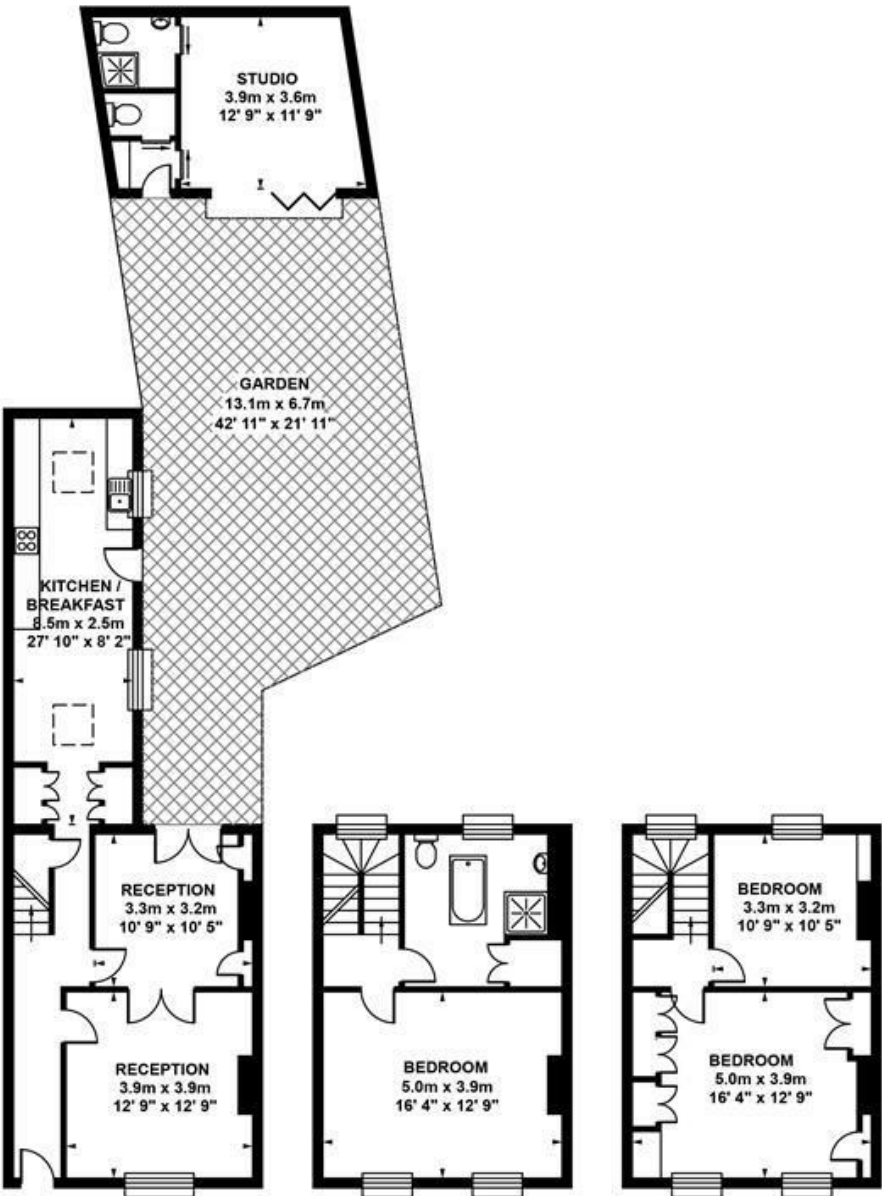
From the end of the hall you run uninterrupted to a fab eight metre long kitchen/diner which is kept light by two overhead Velux windows and a long multi-pane wooden sash. The food prep space is generously hosted on granite-topped units which run along the left wall. There's a wide ceramic sink and a fab five ring gas range. The garden is accessed from here and supplies BBQ and sun lounging space. The studio enjoys hinged tri-fold doors that open full-width for maximum airiness.

Back inside venture upward to find the stairwell kept bright and airy by a large rear facing window. The front facing bedroom lavishly sprawls to the full width of the building nabbing two jaw-dropping floor to ceiling original sash windows and a wide marble feature mantel. There's more cornicing and some extensive built-in shelving. Next is a dishy bathroom with roll top bath, heated towel rail and separate walk in shower. Travertine 'Fired Earth' wall and floor tiles and underfloor heating make for the perfect spot for a long soak, shave and scrub. A handy laundry cupboard has been niftily slotted in too. Winding upward again you find another large front facing bedroom with feature fireplace, bespoke joinery and stripped timber floors. The third double bedroom is complete with more recessed shelving, loft access and a peaceful, sunny aspect over County Grove.

The convenient and plentiful transport options, means you are very well connected both from Central London, the Northern Line, the Overground from Peckham and buses to Brixton. The house is 5 minutes walk from the idyllic Myatt's Field Park, with beautiful gardens, tennis courts, playing fields and an expansive children's playground. Kennington and Ruskin Parks are each a ten minute walk, and Brockwell Park a short drive. Local supermarkets and neighbourhood favourite, Gladwell's deli are in close range, whilst Camberwell's restaurants are within 5 minutes bus ride, including Theo's Pizzeria (winner of London's best Tiramisu!), The Camberwell Arms (one of the greatest Gastropubs in London according to TimeOut), Silk Road and Forza Win, with The Bear, Grove House Tavern and The Crooked Well as local pubs for the weekend. A Pure Gym, new Pilates studio, Level Out and Camberwell Leisure Centre provide plenty of exercise options, including an inside swimming pool. The property is highly connected, yet peace is available within the self contained, sun filled private garden, a rarity in size within this area of London.

Tenure: Freehold

Council Tax Band: F



GROUND FLOOR

Approximate, internal area :
57.75 sqm / 621 sq ft

FIRST FLOOR

Approximate, internal area :
36.00 sqm / 388 sq ft

SECOND FLOOR

Approximate, internal area :
36.00 sqm / 388 sq ft

STUDIO


Approximate, internal area :
18.72 sqm / 202 sq ft


TOTAL APPROX FLOOR AREA

Approximate, internal area : 148.47 sqm / 1599 sq ft
Measurements for guidance only / Not to scale

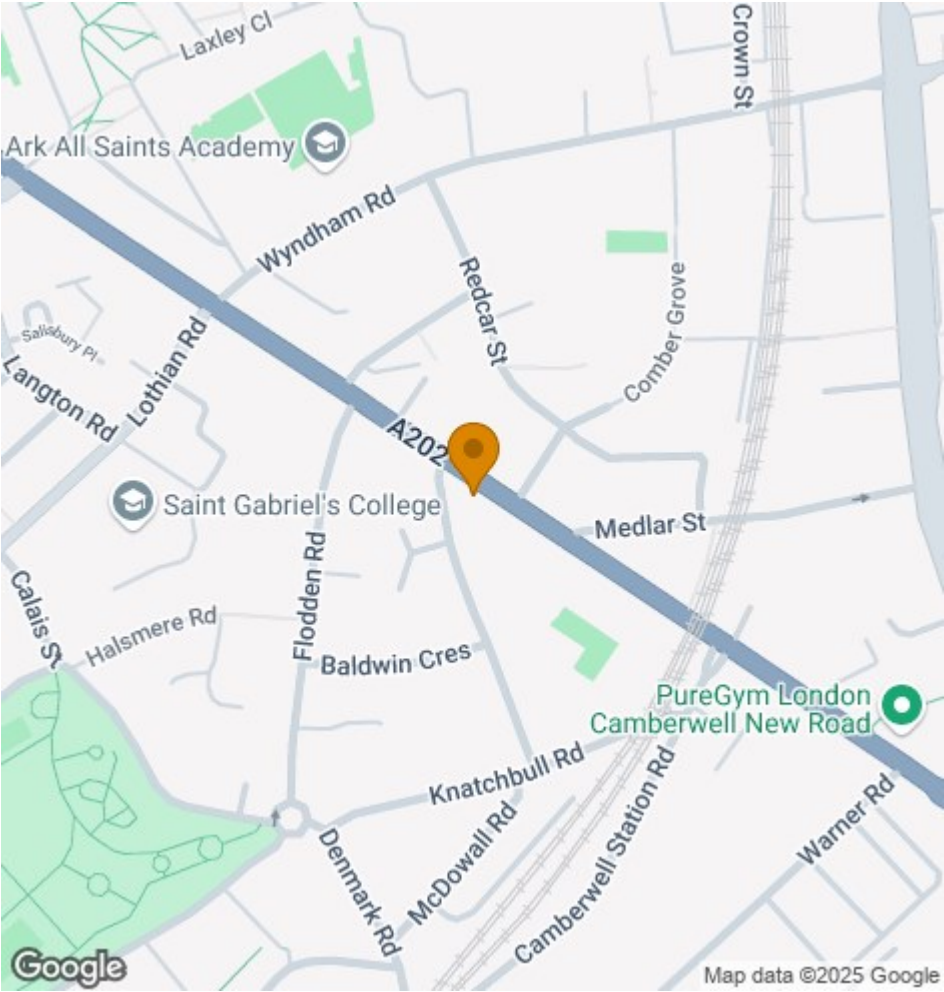


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| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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.



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