

SHENLEY ROAD, CAMBERWELL, SE5  
FREEHOLD  
GUIDE PRICE £1,500,000 - £1,600,000



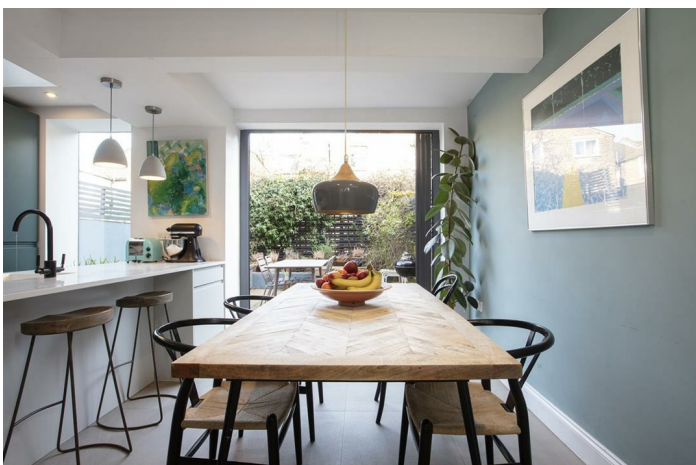


## SPEC

Bedrooms : 5  
Receptions : 1  
Bathrooms : 2

## FEATURES

Wonderful Decor Throughout  
Contemporary Loft and Kitchen  
Extension  
Lusso Stone Shower Room  
Double Glazed Timber Sash Windows  
Freehold



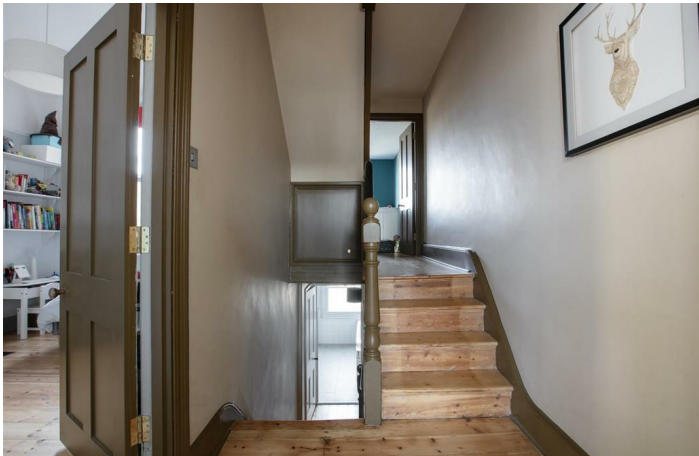


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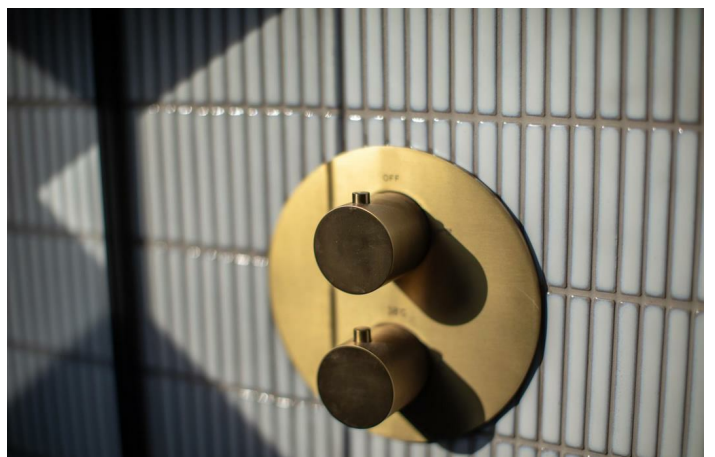
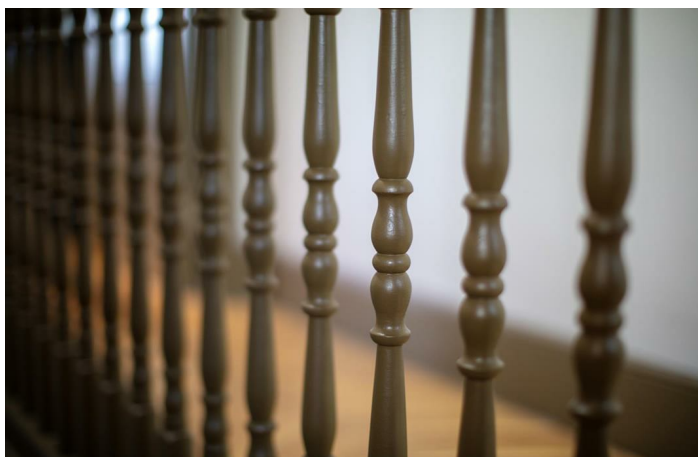
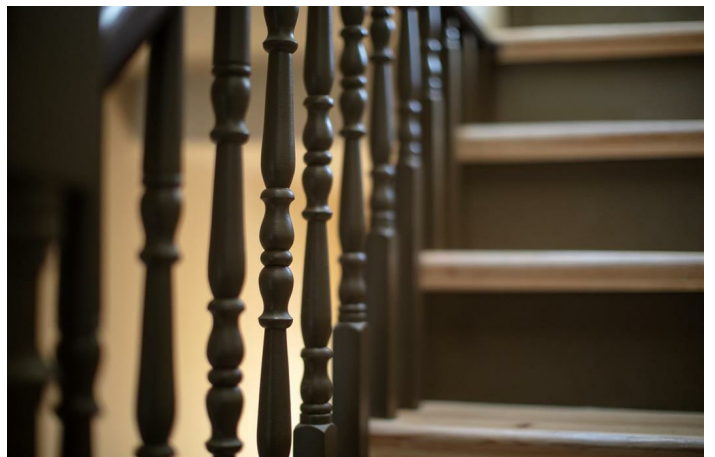


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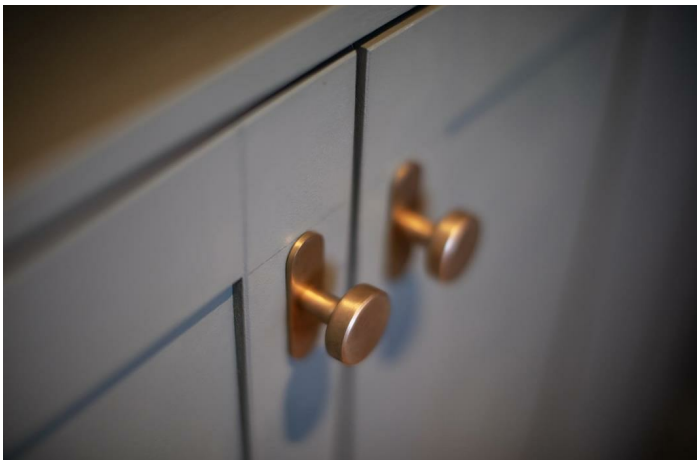




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Exceptional Five Bedroom Period Home with Contemporary Additions.

A meticulously and beautifully presented five bedroom period home! Enjoying an expertly chosen array of thoughtful colours - by Farrow and Ball and Little Greene paint, the property is stylish, sympathetic and beautifully arranged throughout. You'll enjoy Mandarin Stone tiling, underfloor heating, original features and lovely double glazed timber sash windows. The accommodation comprises a large double reception, contemporary, full-width kitchen/diner, five lovely double bedrooms, bathroom, shower room, guest wc and versatile lower ground floor perfect for yoga, home-cinema or vino storage! The top floor conversion has been done to an exceptional standard and includes some really impressive views of the Shard and Canary Wharf - a real treat for New Year's fireworks! The property further benefits from a pretty paved patio garden, perfect for the summer BBQ. Shenley Road is a local favourite; it's incredibly peaceful and runs from bustling Peckham Road up toward Lyndhurst Grove and the Bellenden Renewal area. From here you can stroll to any amount of social endeavours - there are bars, eateries, parks and cultural hotspots in every directions. Peckham Rye and Denmark Hill stations are both roughly 10 minute stroll for unbeatable connections. You'll enjoy swift services to London Bridge, Victoria, Blackfriars, Elephant & Castle and Canada Water for the Jubilee Line.

A handsome exterior has been treated to Little Greene's 'Pompaien Ash' and has rich 'Arras' on the original front door. The hall is wonderfully presented with 'Lute' on the walls and complimentary 'Light Bronze' on the doors and architraves - both also by Little Greene Paint Company. Original adornments include corning and corbals. Tasteful timber floors lead you leftward to the super generous and bright double reception. Here you find two period feature fireplaces, picture rails and some lovely built-in shelving. The front bay and rear sash windows each have shutters in Farrow and Ball's 'Red Earth'. 'Setting Plaster' on the walls compliments them perfectly. From the hall you descend a half flight to the kitchen/diner which spans full-width to the rear. Custom sprayed cabinetry (in 'Inchyra Blue') and 'Wevet' walls make for a super slick finish. A generous skylight over the kitchen and a long picture window supply garden views and plenty of light. Appliances include a five ring gas range, integrated dishwasher and fridge/freezer. The counters are quartz and supply abundant dicing and slicing space and also breakfast bar dining. Tri-fold glass doors open onto the decked patio garden which boasts splashes of 'Stiffkey blue'. It's the perfect spot for entertaining in the milder months.

The first return has a family bathroom with tasteful fixtures including sink, toilet, taps, shower and heated towel rail. There's a wide inset bath too. A laundry cupboard tucks neatly here too and there's further fitted storage on the landing opposite a WC. The first floor has more lovely timber floors and elegantly complimentary architraves and doors. The front-facing double bedroom sprawls full width into a wide bay window and hosts a period feature mantel, low-level original storage and picture rails. A further double bedroom sits next door with rear views, feature fireplace, fitted storage and more picture rails. The landing ascends a few steps to supply another lovely double bedroom with rich green walls and abundant storage.

The second floor invites you up solid oak stairs to a lovely landing, kept bright by another large skylight. Gorgeous parquet flooring continues into the master bedroom which has fitted storage and an aspect to front and rear including fab views toward Canary Wharf. The walls are Little Greene's 'Slaked Lime'. Next to this is a handsome fully tiled shower room with magnificent Lusso Stone porcelain tiles, brass fixtures, wall-hung loo, heated towel rail and walk-in shower. Bedroom five completes the tour with more dulcet wall tones, parquet flooring and a dual aspect that includes both Canary Wharf and the Shard.

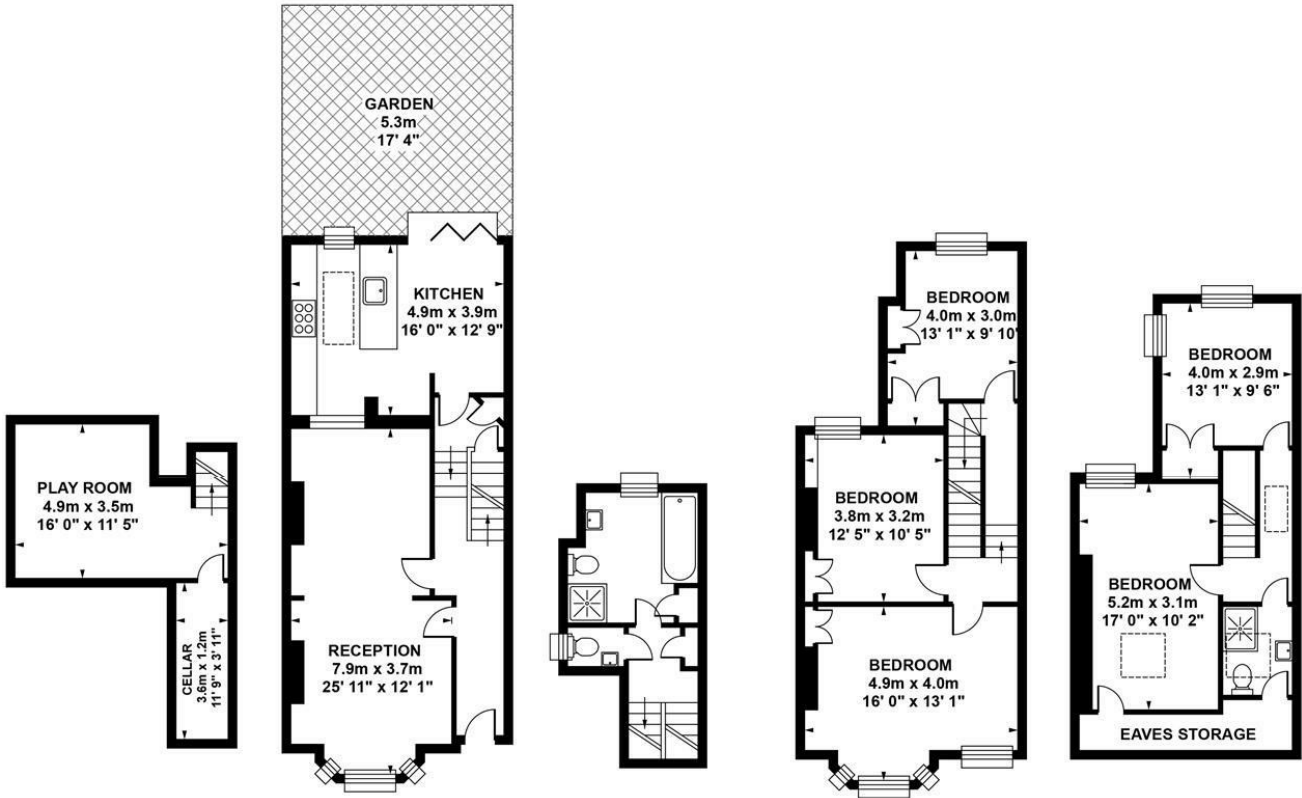
You're within a moment's stroll of the South London Gallery and Camberwell College of Arts, plus the quirky Bellenden Road shops, are at your fingertips. You have all sorts of buses at the end of the road travelling into and across London with night services too. A 10 minute walk has you at either Denmark Hill or Peckham Rye mainline stations (both Zone 2) with services to Victoria, Blackfriars, Farringdon and beyond, (to St Albans and even Stanstead!), or east to London Bridge and Cannon Street. Dulwich Foundation schools are easily accessible by bus or car. The area is also home to one of London's best hospitals, Kings College, which is a 10-minute walk away. Camberwell enjoys an eclectic variety of independent food stores and a number of excellent bars and restaurants including the Crooked Well on Grove Lane and the award-winning Camberwell Arms which does a cracking Sunday lunch. The renowned Hermit's Cave is just one of the many great pubs in the area.

Tenure: Freehold

Council Tax Band: E



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**BASEMENT**

Approximate, internal area :  
19.66 sqm / 212 sq ft

**GROUND FLOOR**

Approximate, internal area :  
57.14 sqm / 615 sq ft

**FIRST LANDING**

Approximate, internal area :  
14.89 sqm / 160 sq ft

**FIRST FLOOR**

Approximate, internal area :  
48.82 sqm / 525 sq ft

**SECOND FLOOR**

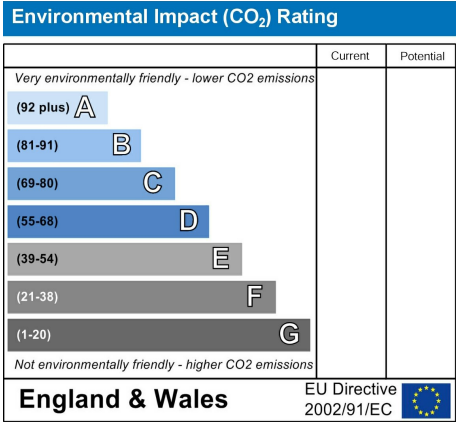
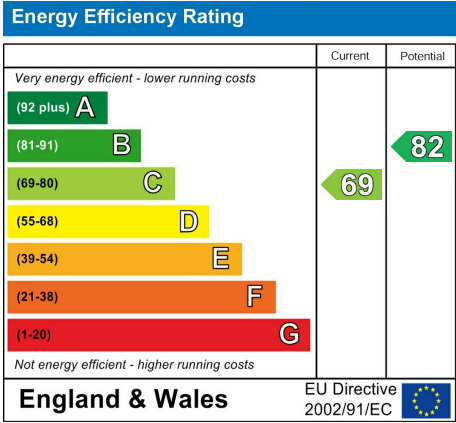
Approximate, internal area :  
41.22 sqm / 444 sq ft

**TOTAL APPROX FLOOR AREA**

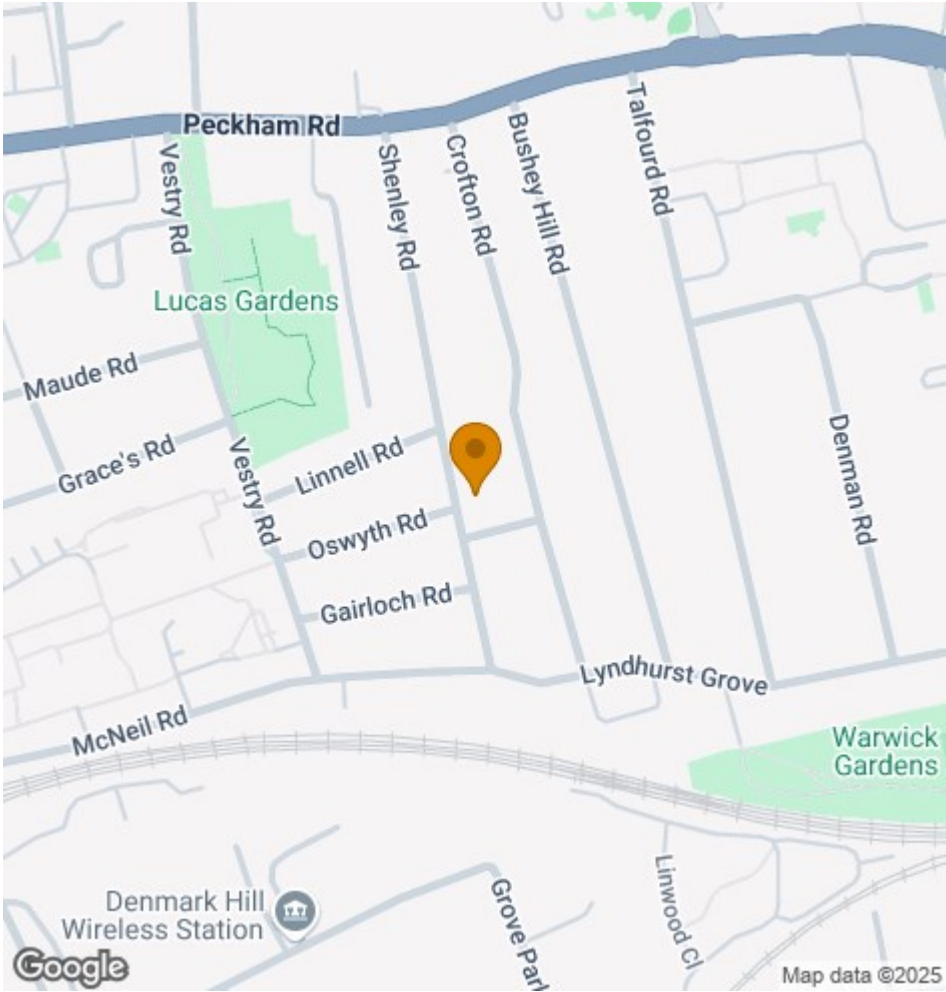
Approximate, internal area : 181.73 sqm / 1956 sq ft  
Measurements for guidance only / Not to scale



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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.



Wooster  
&Stock

17 Nunhead Green  
London SE15 3QQ  
020 7952 0595  
sales@woosterstock.co.uk