

BROMAR ROAD, CAMBERWELL, SE5
FREEHOLD
GUIDE PRICE £1,400,000

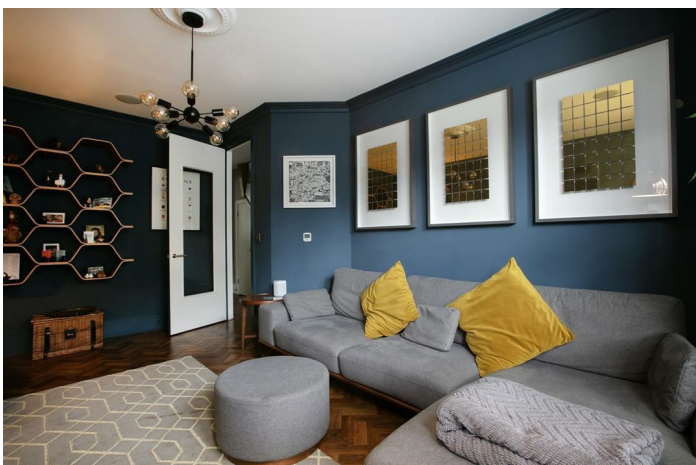


SPEC

Bedrooms : 4
Receptions : 2
Bathrooms : 3

FEATURES

Substantial Stylish Interior
Wonderful Roof Terrace
Generous Leafy Garden
Impressive Living Space
Freehold



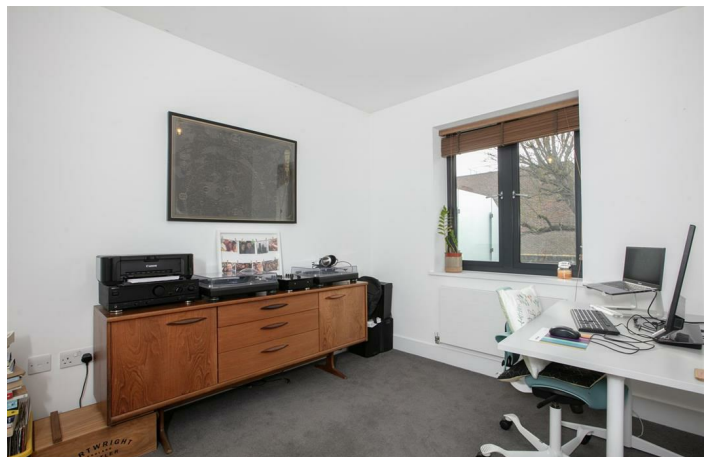
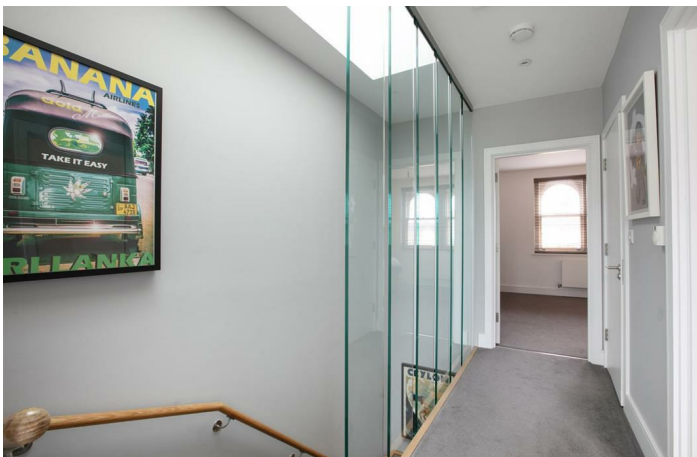
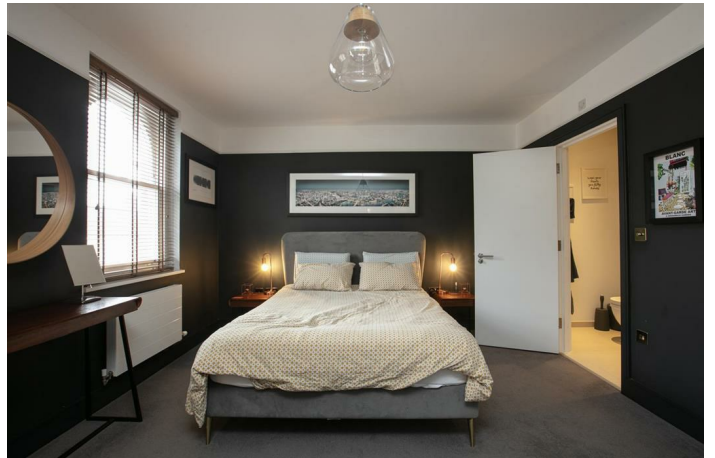
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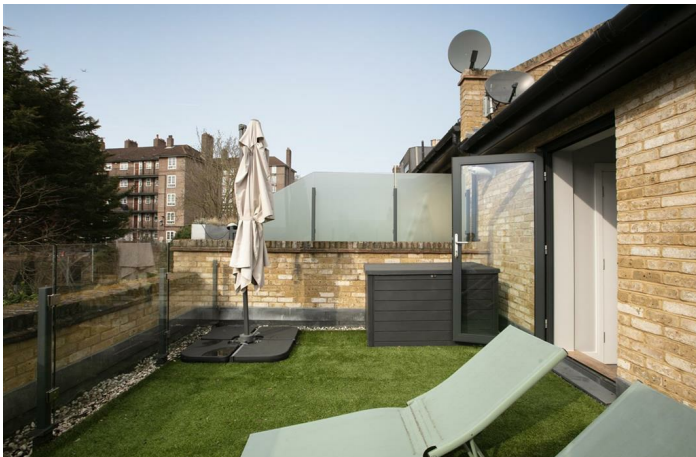
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GUIDE PRICE £1,400,000 - £1,500,000.

Incredibly Impressive Four Bedroom Contemporary Home With Roof Terrace - CHAIN FREE.

This substantial and stylish four bedroom home, spread over three generous, beautifully presented floors boasts the very best of everything! Taking polite inspiration from the nearby Victorian architecture, the handsome exterior sits seamlessly into its mature residential surroundings. Built in 2014 it benefits from all the essential 21st century additions including CAT 5 cabling and underfloor heating. A generous garden and fantastic second floor roof terrace make it an entertainer's paradise. The accommodation sprawls to include a large reception room, vast kitchen/diner with adjoining utility room, four proper double bedrooms (we thought they didn't build them like this anymore), master en suite, shower room and family bathroom. There's ample storage and some really exquisite fittings, namely solid textured Karndean flooring. The area boasts as much to love. Whilst mature and leafy it leaves you within a stroll of East Dulwich, Lordship Lane, Bellenden Village, Peckham and Camberwell. You'll also get a key for the very lovely Lettsom Gardens which offers abundant leafy R&R opportunities.

London stock brickwork and regal black railing encourage you inward to a tiled path. Your slightly recessed portico has stucco work rising to a signature arch. The inner hall has high ceilings and some beautiful textured herringbone Karndean flooring. It continues left to the lounge which enjoys the front canted bay window. The triptych of arched sash are clad in plantation shutters and your walls are presented in a dusky midnight blue. A guest wc sits next door opposite your wide staircase which has wonderful oblong glass panelling. Understairs storage will house the Dyson et al.

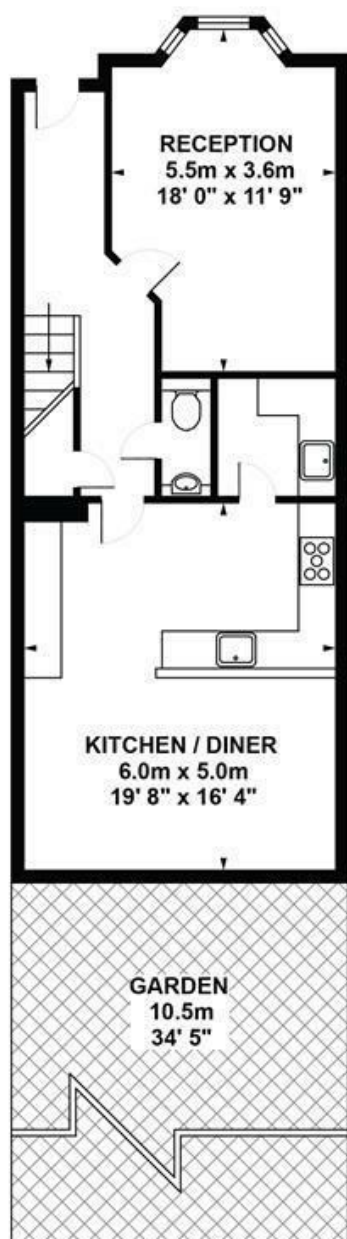
The kitchen/diner is a most impressive space. It stretches the full width of the house and faces onto the garden. A wall of bi-fold glass doors opens wide to seamlessly run onto the paved patio. Your cooking area runs a good length on two walls with sleek granite counters. Appliances include a five ring gas hob, oven, integrated dishwasher. The fridge/freezer, wine chiller, oven and integrated microwave are on the far wall along with more storage. Your adjoining utility room has more counter space, another sink and space for the washing machine and tumble dryer. Past the kitchen you'll enjoy abundant lounging and dining space. The patio is paved in a herringbone style and leads to a lush lawn. It's surrounded with high wooden fencing and train sleeper planter beds stocked with a mature array of greenery.

Heading to the first floor you find a suitably wide landing kept light by those beautiful glass panels which allow light cascade downward from the upper floor. A large double bedroom stretches the full width to the front with two signature arched sash windows. Further along the landing you meet a large family bathroom with walk-in shower, separate bath, loo and wash hand basin. A second vast double bedroom faces rear onto the garden with three large casement windows for maximum airiness. An adjoining en suite shower room, wc and dressing area continue the charm offensive. The second floor landing enjoys oodles of light thanks to an overhead skylight and glass door that opens onto the tiptop roof terrace. It supplies a lofty spot for sun baking, entertaining and al fresco dining with views as far as leafy Forest Hill. The second floor offers two more double bedrooms with a shower room in between. The front bedroom shares access with the landing. A large loft, accessed via pull-down staircase supplies unbeatable storage capabilities and, subject to planning, development potential.

Superbly located, this house is within a ten minute walk of Denmark Hill station (zone 2) with fast and frequent links to Victoria, London Bridge and Blackfriars (approx. 8 minutes). East Dulwich station is equidistant in the other direction with services to London Bridge (approx. ten minutes). Belham, Lyndhurst and Dog Kennel Hill primaries are all within a few minutes walk. You're also within easy reach of St John's & St Clements school and Little Jungle Nursery (Ofsted Outstanding - considered one of London's finest). Bellenden Village supplies two cracking boozers - Victoria Inn and The Prince Albert. The Montpelier is just around the corner on Choumert Road as is Le Petitou for coffee and cake. The Begging Bowl has some top notch nosh too. Sainsbury's superstore is two minutes away on Dog Kennel Hill and Lordship Lane, East Dulwich's wonderful high street of shops, restaurants and bars, is just a ten minute walk and will take care of everything else. Residents of Grove Hill Road can also obtain a key to the leafy private Lettsom Gardens at the end of the road.

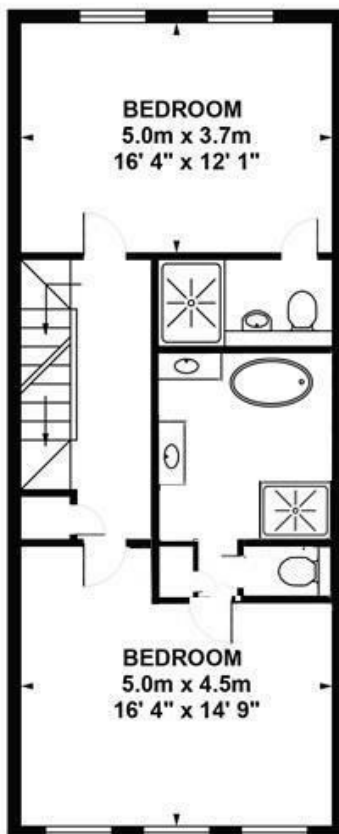
Tenure: Freehold

Council Tax Band: F



GROUND FLOOR

Approximate. internal area :
64.86 sqm / 698 sq ft



FIRST FLOOR

Approximate. internal area :
64.50 sqm / 694 sq ft



SECOND FLOOR

Approximate. internal area :
44.00 sqm / 474 sq ft





TOTAL APPROX FLOOR AREA

Approximate. internal area : 173.36 sqm / 1866 sq ft

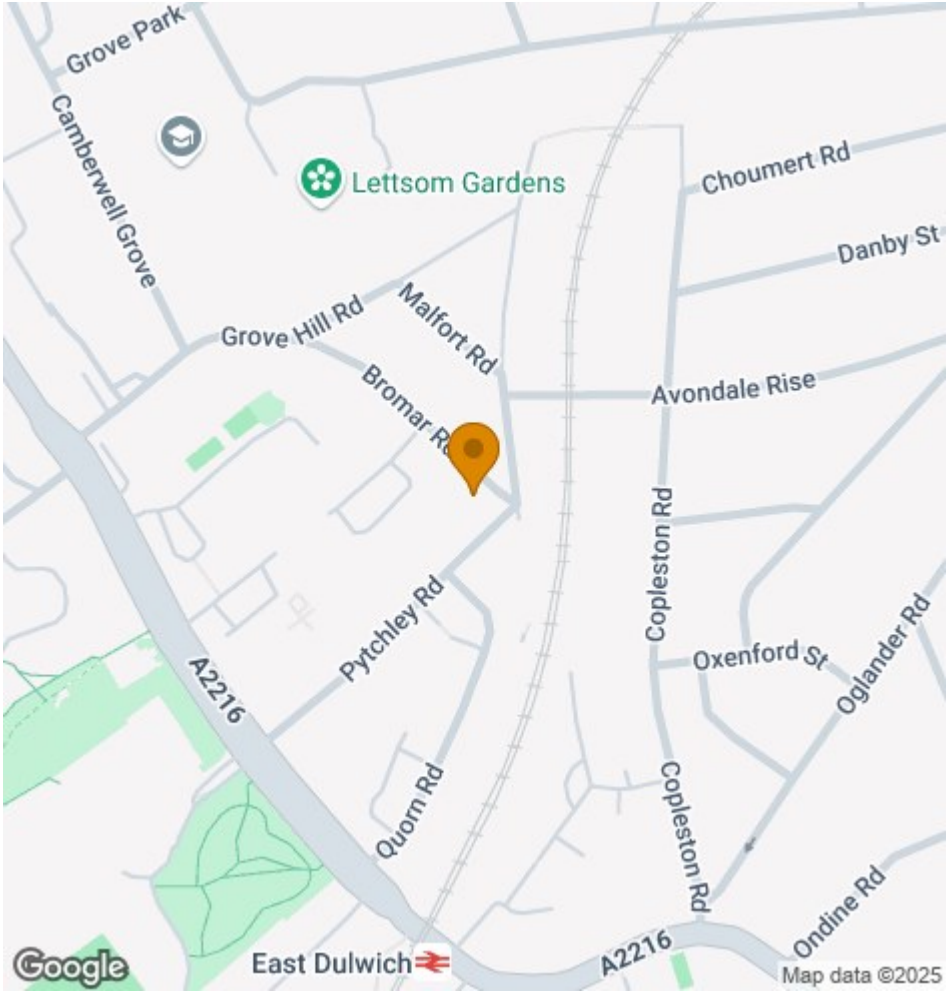
Measurements for guidance only / Not to scale

BROMAR ROAD SE5
FREEHOLD

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		
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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