

SHENLEY ROAD, CAMBERWELL, SE5  
FREEHOLD  
£1,425,000





## SPEC

Bedrooms : 5  
Receptions : 2  
Bathrooms : 1

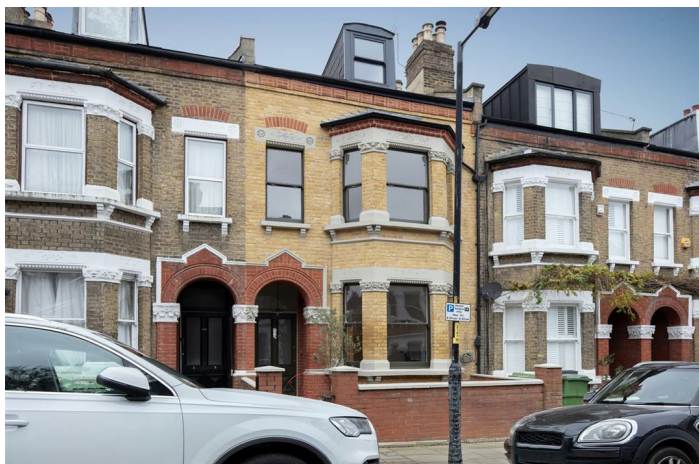
## FEATURES

Wonderful Full-Width Kitchen Diner  
Beautifully Refurbished Throughout  
Pretty Rear Garden  
Period Features  
Storage Cellar  
Freehold



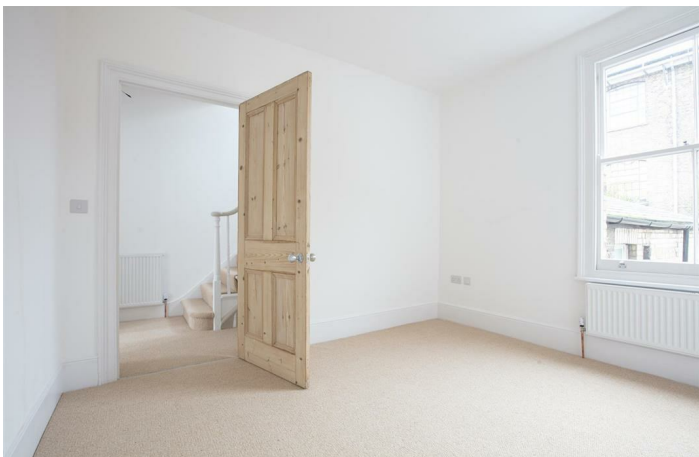


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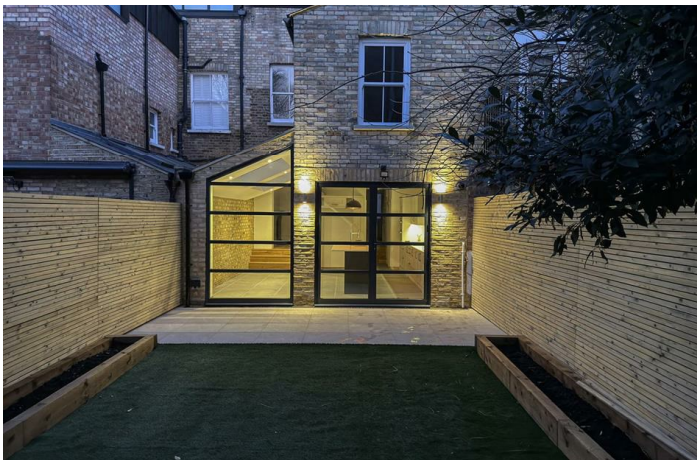


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Expertly Refurbished and Extended Five Bedroom Period Home - CHAIN FREE.

You'll just love this tastefully refurbished five bedroom Victorian home - it's the perfect marriage of traditional period charm and contemporary elegance. Spread over three bright, spacious floors the property boasts high ceilings, fireplaces, cornicing and a full width kitchen/diner extension that begs for lavish gatherings. The accommodation further comprises a large double reception, five proper double bedrooms, bathroom and wc. There's a handy laundry/utility cupboard and sizeable cellar storage too. Shenley Road is peaceful and popular 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.

The handsome exterior presents very well with original stucco ornaments and well maintained brickwork. The inner hall has high ceilings, cornicing and corbels and some lovely stripped wooden original doors. Solid oak flooring continues to the double reception which has twin fireplaces and handsomely painted mantels. The rear room benefits from an original ceiling rose and stunning cornicing. An open arch leads rear down a wide half flight to the kitchen/diner which stretches full width to include impressive lounging, dining and cooking. Two huge vaulted skylights, wide Silestone island with breakfast bar, double oven, five ring gas hob, integrated dishwasher and space for a fancy American style fridge/freezer. A wall of glass to the rear affords the room yet more light and opens to a really pretty garden with bleached cedar fencing, sleeper planter beds, astro turf lawn and two separate patios.

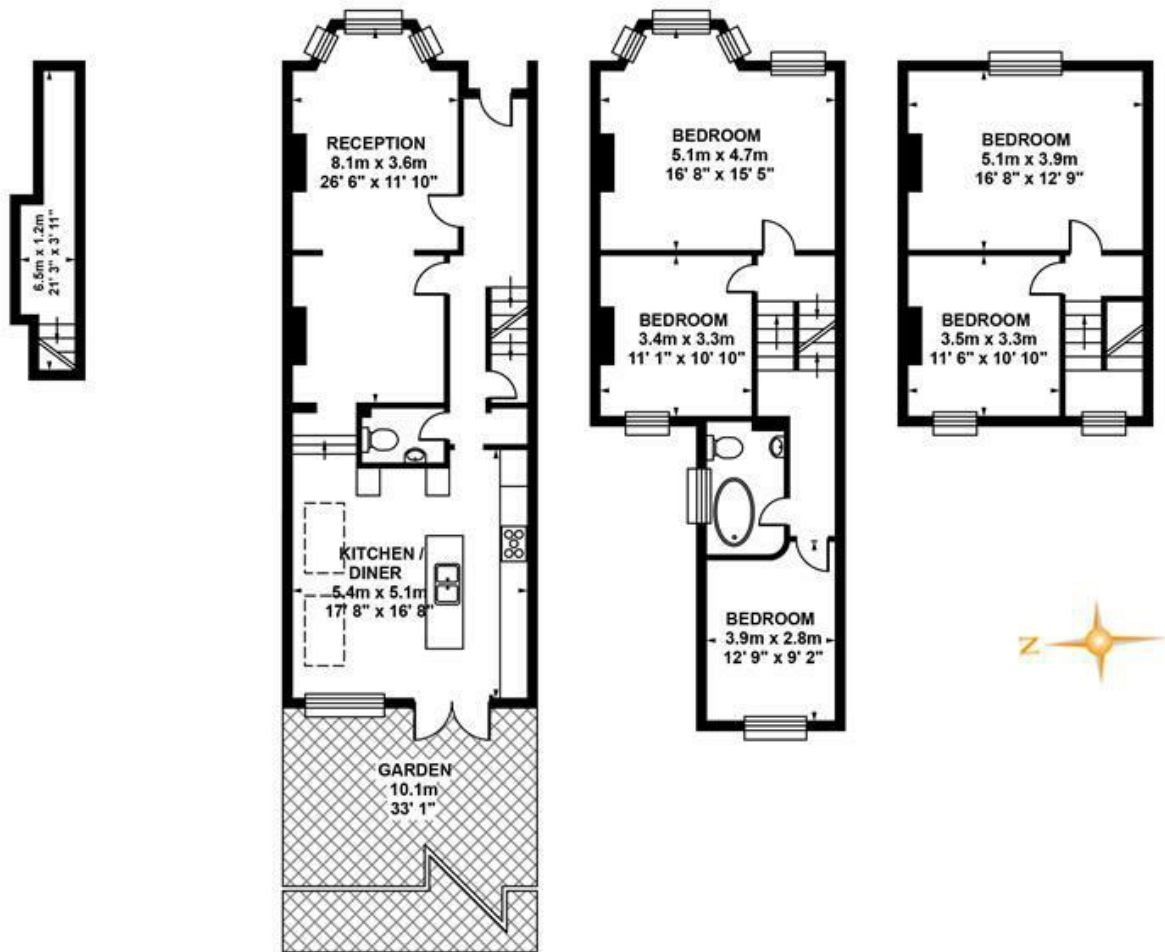
The kitchen/diner wraps back round to the hall to reveal a nifty laundry cupboard opposite the wc and next to cellar access. Heading up your pretty original staircase you meet a spacious and carpeted return with the first of your fabulous bedrooms. It's a rear-facing room with lofty garden views. Next to this is the bathroom which enjoys vaulted high ceilings, huge skylight and a pretty free standing bath. The master bedroom fronts the street into the bay and boasts a lovely feature fireplace. Bedroom has more garden views and another ornate feature fireplace. Upward to the second landing you find another huge front-facing double bedroom with carpeting and gently sloping eaves. Bedroom five, another carpeted double, has a period feature mantel and peaceful rear views.

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





**LOWER  
GROUND FLOOR**

Approximate. internal area :  
5.87 sqm / 63 sq ft

**GROUND FLOOR**

Approximate. internal area :  
70.35 sqm / 757 sq ft

**FIRST FLOOR**

Approximate. internal area :  
58.57 sqm / 630 sq ft

**SECOND FLOOR**

Approximate. internal area :  
38.25 sqm / 412 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 173.04 sqm / 1862 sq ft

Measurements for guidance only / Not to scale

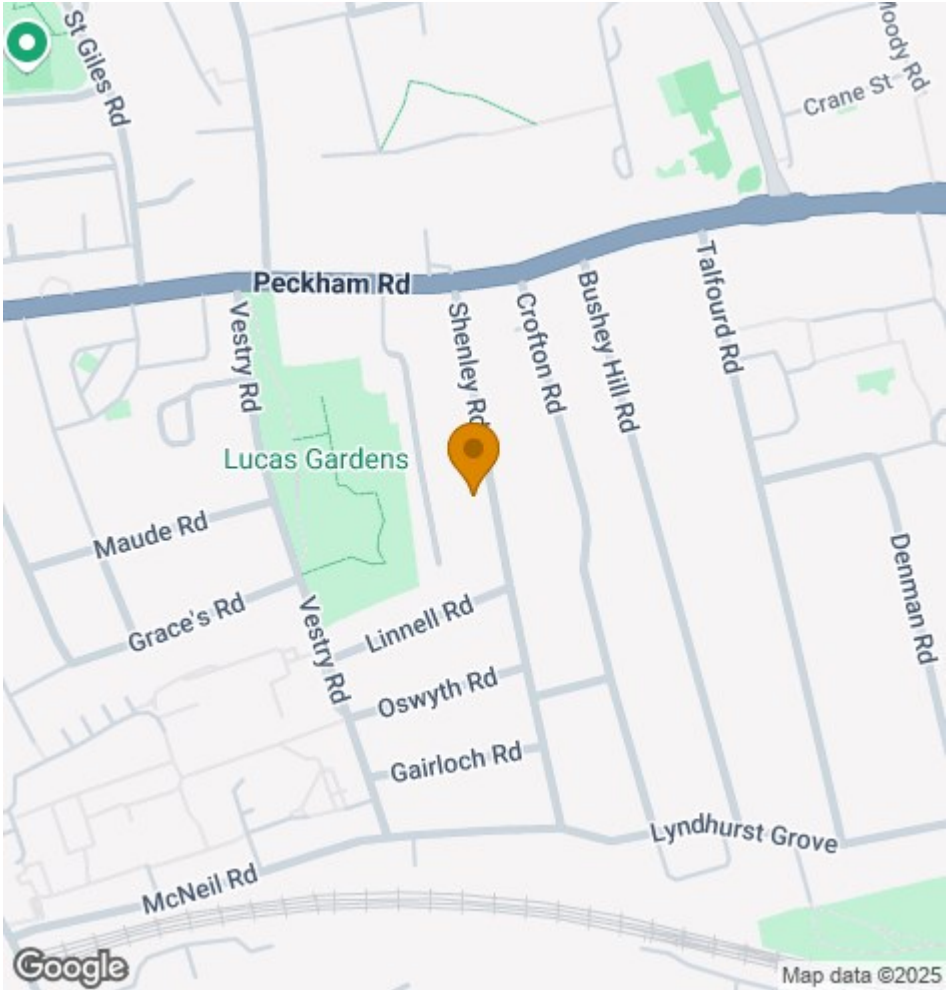


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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