



Email: info@no-flies.co.uk

www.no-flies.co.uk

Contact us on 020 7737 8047

Shenley Road, London, SE5

£735,000

Leasehold

A spacious, 864 sq.ft three bedroom Victorian flat with private garden in a superb location.



3 bedrooms

Open plan living

Garden

No onward chain

Local Transport

Denmark Hill

Approx. 0.5 miles away
Destinations: Blackfriars, Victoria, Kings Cross, Clapham Junction and Canada Water.

Peckham Rye

Approx. 0.5 miles away
Destinations: London Bridge, Clapham Junction and Canada Water (for connection to Canary Wharf)

12,36,171,345 & 436

Approx. 200 metres away
Destinations: Waterloo, Holborn, Victoria, Paddington, Oxford Circus & London Bridge.

This spacious three-bedroom apartment is to be found on the ground floor of a Victorian building on Shenley Road. This well located apartment ticks a lot of boxes – west facing garden, adaptable space and chain free. It is currently tenanted but is being sold with vacant possession and chain free. The property is within a short walk of the centres of both Peckham and Camberwell and a short walk from Peckham's Bellenden Road area.

Close to hand on Peckham Road you have a number of destination shops and restaurants, including the Toad Bakery and Café Mondo, as well as a nearby Sainsbury's Local.



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Close to hand on Peckham Road you have a number of destination shops and restaurants, including the Toad Bakery and Café Mondo, as well as a nearby Sainsbury's Local.

In Peckham you will find the trendiest venues around Rye Lane such as Peckham Levels, The Bussey Building, Market Building, Peckham Plex cinema and Frank's rooftop bar. The centre of Camberwell also offers a range of great dining offerings with Silk Road, The Camberwell Arms and the newly opened Kerfield Arms being among the highlights. In the Bellenden Road area there is also a wealth of good restaurants and bars (including Artusi (Italian), the Begging Bowl (Thai), Ganapati (south Indian) and the Victoria Inn and Montpelier pubs) and a growing range of independent shops.



Peckham Rye railway station is some 950 metres from the property. At Peckham Rye you will find direct services into London Bridge (10 mins), Victoria (13 mins), Blackfriars (14 mins), City Thameslink (16 mins) and King's Cross/St.Pancras (24 mins) as well as London Overground services providing connections to the Jubilee line tube services to Canary Wharf. Frequent bus services are also available on Peckham Road which can take you directly to Oval and Vauxhall tube stations.



You approach the property through the paved front garden and enter into the communal hallway where, to your left, you will find the door to the apartment.



On entering the apartment, you find yourself in the hallway with its stripped and stained floorboards which extend on into the first two bedrooms and the rest of the hallway. Directly in front of you, there is a large storage cupboard. To your left is the first of the bedrooms. This is a high-ceilinged double room with some plasterwork to the ceiling. This room benefits from a large cast iron period fireplace with surround. To the front of this room, there are a wide bay, fitted with plantation shutters, looking out onto Shenley Road.



Returning to the hallway you next pass the second bedroom. Again, this is a spacious double room with another period fireplace and period plasterwork to the ceiling. From this bedroom a casement window looks out to the rear. Continuing along the hallway, you next pass the door to the bathroom.



The bathroom is situated in the former cellar and so you take steps down. It is fitted with a corner bath with overhead shower, a contemporary hand basin with vanity unit and a low-level WC. There is also space in the bathroom for a washing machine to be plumbed in. The bathroom also benefits from two heated towel rails.

At the end of the hallway is the open plan living space. This is zoned into both a kitchen and living area. The kitchen is fitted with a range of modern units with an integrated oven and induction hob and space for other freestanding appliances. From the kitchen a half-glazed door leads out into the central lightwell.

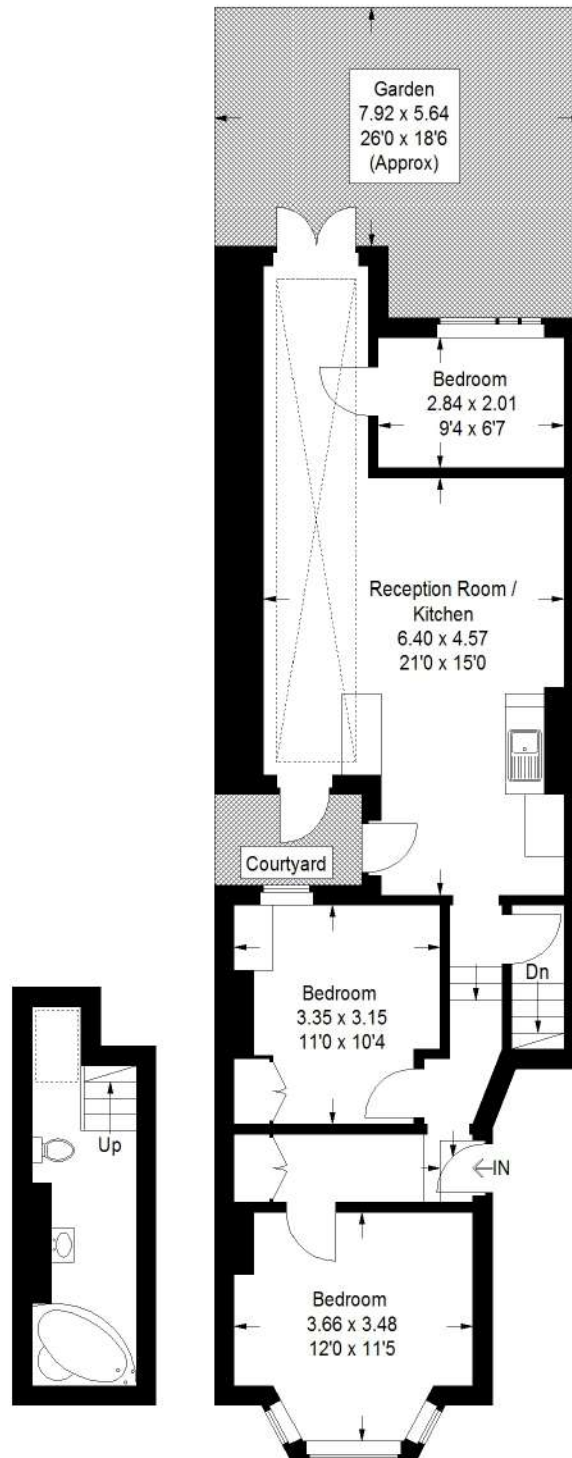
The large reception area has wood effect flooring and fully glazed roofing to the side return extension. It also has a breakfast bar.

At the end of the reception area, there is a door into the third bedroom which has wide casement windows looking out onto the garden and would provide the perfect space for a home office. From the living area fully glazed double doors lead out onto the garden. This is decked with surrounding borders planted with a range of mature shrubs and perennials. At the end of the garden there is an area where the current owner has a garden shed.

This is a spacious, chain free apartment in a great location. Your early viewing is recommended.

Shenley Road, SE5

Approximate Gross Internal Area
79.3 sq m / 854 sq ft

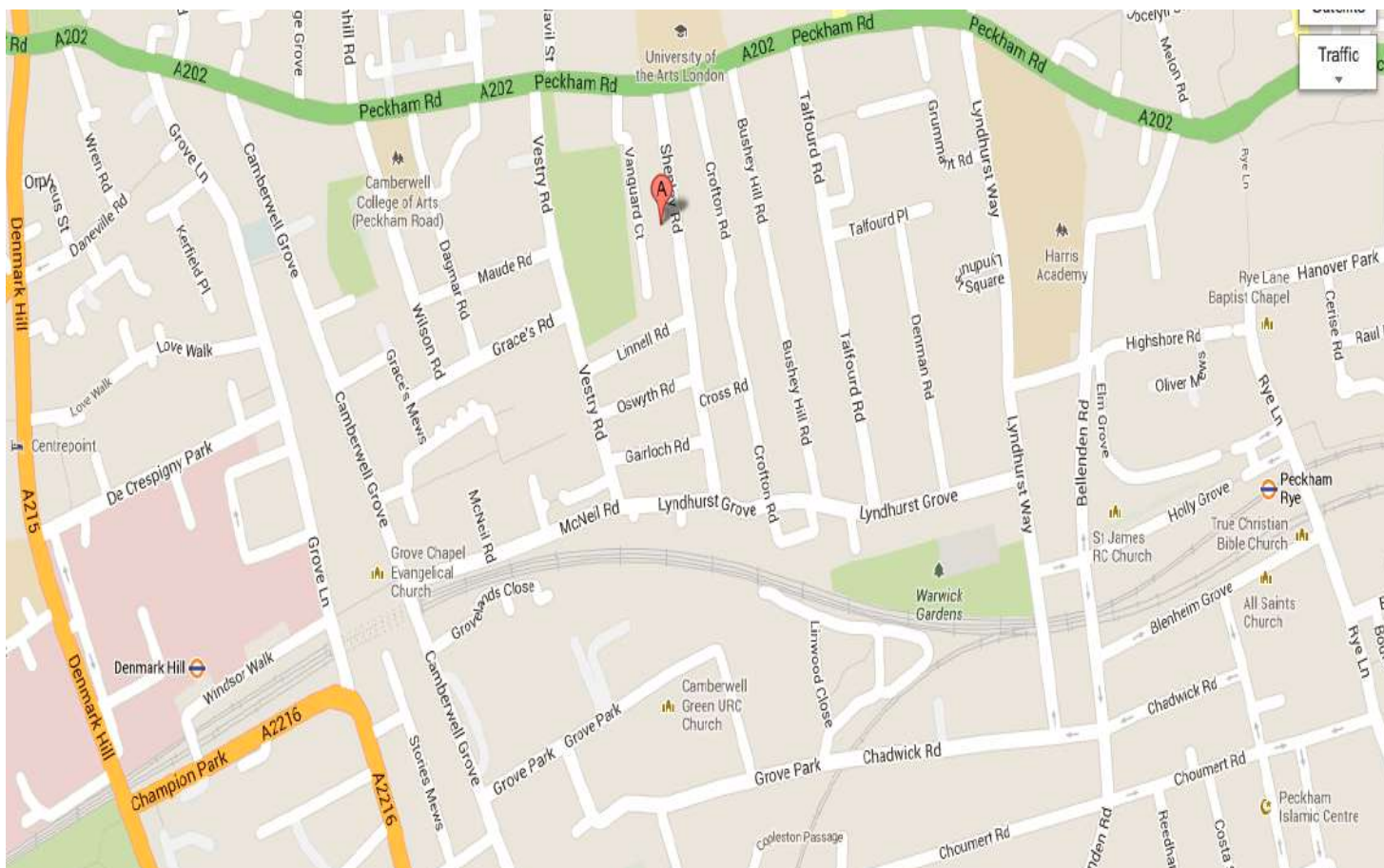


Basement

Ground Floor

 = Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1256622)



EPC TO FOLLOW

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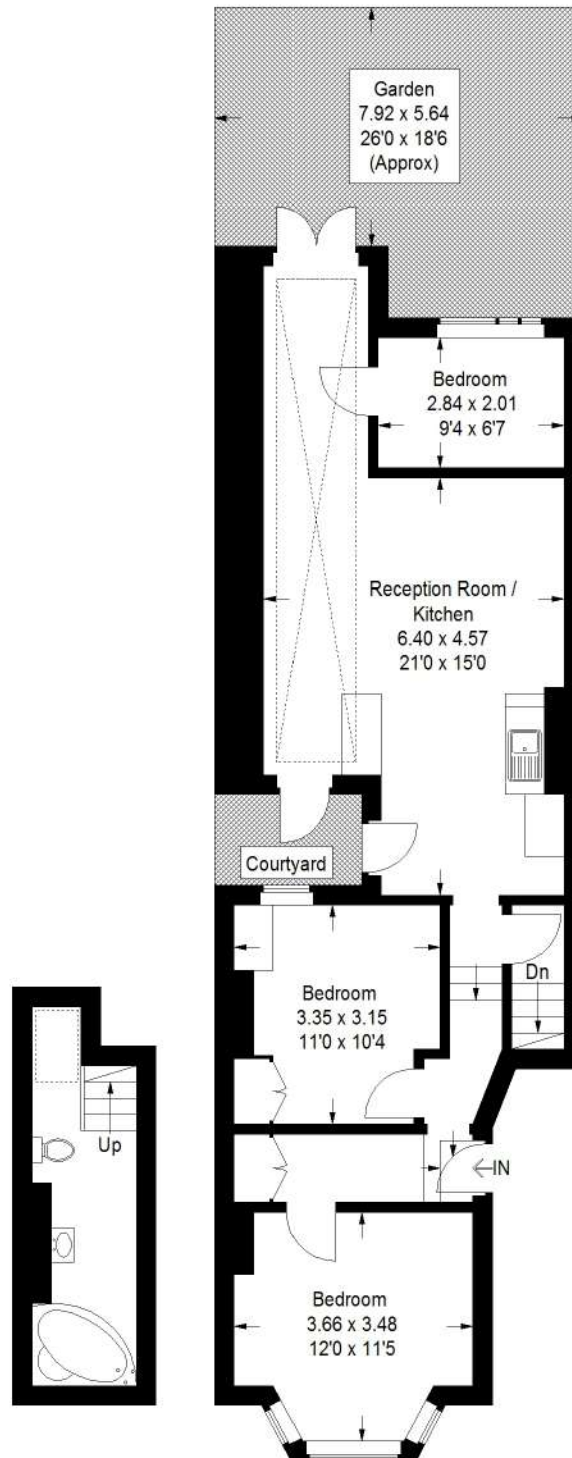
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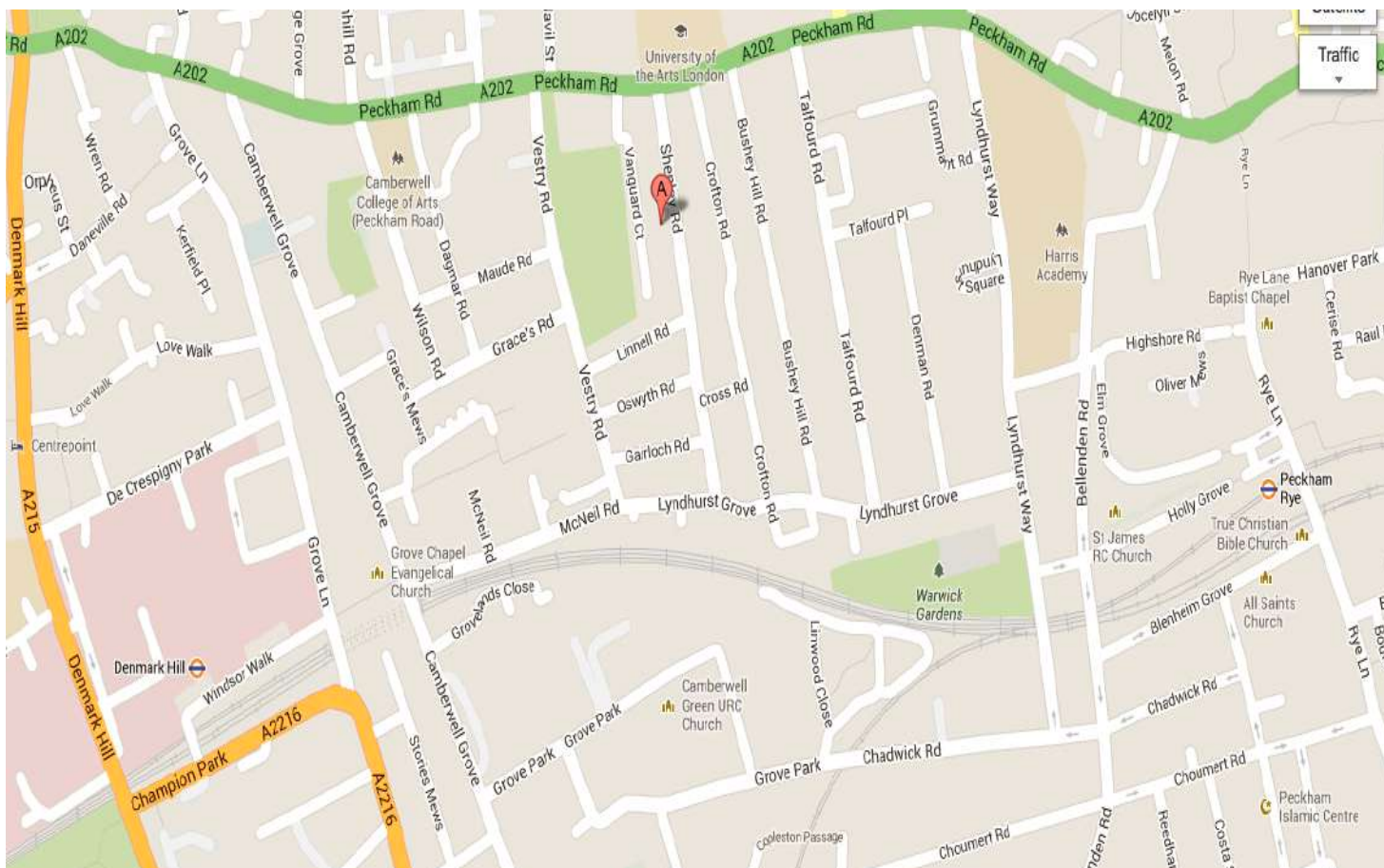


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