

MARY DATCHELOR CLOSE, CAMBERWELL, SE5  
LEASEHOLD  
£585,000



## SPEC

Bedrooms : 4  
Receptions : 1  
Bathrooms : 1 additional WC

Lease Length: 84 years remaining (The seller has initiated the statutory lease extension process to add an additional 90 years to the lease and reduce the ground rent to zero. This will either be finalised prior to the sale, or the benefit will be legally assigned to the buyer upon completion)

Service Charge: £4400 per annum (including heating / hotwater and buildings insurance)

Ground Rent: £10 per annum

## FEATURES

Three Floors

Private Balcony

Views over Communal Greenery

Residents' Parking Permit

Beautiful Parquet Flooring

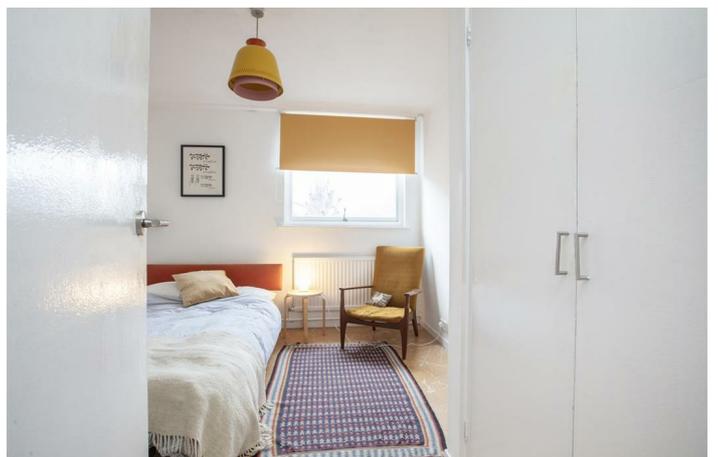
Leasehold



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Split Level Four Bedroom Modernist Classic with Private Balcony.

This fantastic red-bricked 1960's modernist property boasts sharp lines, spacious living area and a lovely private balcony - It's a genre of architecture rapidly gaining popularity! The D'eynsford Estate was designed by the architect Clifford Culpin who was active throughout the 20th century, working in partnership with his father, the architect Ewart Culpin. Under the mantle of Culpin and Son, their work included large-scale town planning, housing developments, and civic architecture, notably Greenwich Town Hall, which was listed in 1990. Robust forms, striking geometries, and subtle detailing characterise the practices work. This fantastic example of their work, spread over three floors and with its own private entrance, affords a dual-aspect top floor living space spanning over 300 sq ft! Three well-appointed bedrooms each enjoy a peaceful aspect and there's a bathroom and separate wc. Plenty of fitted storage and a wonderful balcony with views over a large central communal green space continue to impress. Residents can apply for a free permit to park within the development. You're literally seconds from the bustle of Camberwell - this much comfortable, peaceful space so close to the action! Now That's a find! You're within staggering distance of the countless social and culinary attractions of Camberwell and Denmark Hill is an easy 12 minute stroll up the very lovely Camberwell Grove. The London Overground Line enjoys fast and frequent services to Shoreditch, Clapham and Islington. Brunswick Park is a short ramble for some leafy r&r - anyone for tennis?

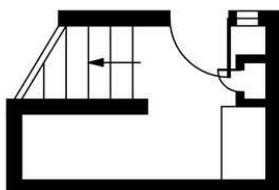
A private entrance hall enjoys terracotta tiling, fitted storage and tonnes of recessed space perfect for bikes or prams. The stairs has been painted a rich red and leads upward to a long landing with crisp white walls and reclaimed 'five finger' Parquet flooring. First on your left, past some recessed storage, is a fully tiled modern bathroom. All three of your bountiful bedrooms enjoy the same peaceful aspect and each has fitted storage. The master even boasts a walk-in wardrobe. Rising again to the top floor you find an L-shaped hall with pretty recessed book shelf preceding a neat guest wc. The dual aspect living space is the jewel in the crown enjoying over 300 sq ft of bright open-plan lounging, dining, cooking and entertaining space. Extra-long original casement windows afford a tonne of light and face over a large central communal greenspace. The spire of St Giles' Church adds to the ambience. There's more wonderful Parquet and some retro vinyl flooring in the kitchen area. A glass pane door opens to your private balcony which enjoys more leafy views over the communal grounds. A fourth bedroom, currently arranged as a study completes the tour nicely with some funky red flooring and space for both work-from-home and a day bed.

Here you have easy access to the City and West End from a multitude of buses travelling along Peckham Road and Camberwell Road. Oval tube (Northern Line zone 2) is a 20 minute walk or 6 minutes on one of the many buses that travel down the Camberwell New Road. Alternatively take a 12 minute stroll up to Denmark Hill station where you can pick up fast, direct and frequent services to Victoria, London Bridge and Blackfriars. The Windrush Line whizzes you to Clapham Junction, Clapham High Street, Shoreditch and beyond. The local area is a hub of activity with some excellent specialist shops, Camberwell leisure centre, St Giles Church and many great restaurants and bars within easy walking distance. We love the Camberwell Arms for a cracking roast; The Crooked Well for a local pint and Good Neighbour for an evening cocktail. Brunswick Park is a minute away for a relaxing Sunday stroll on your way to get breakfast.

Tenure: Leasehold

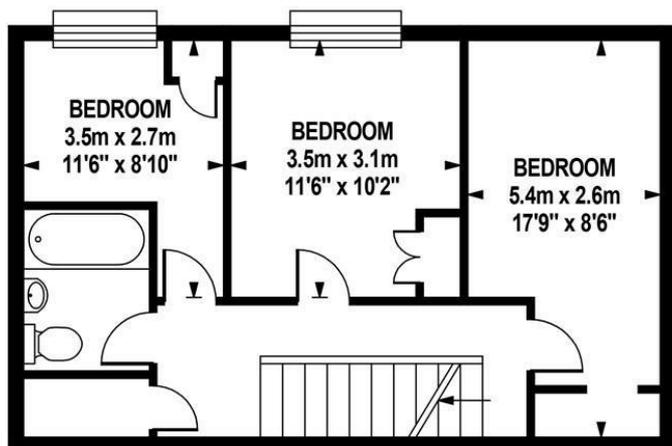
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Council Tax Band: C



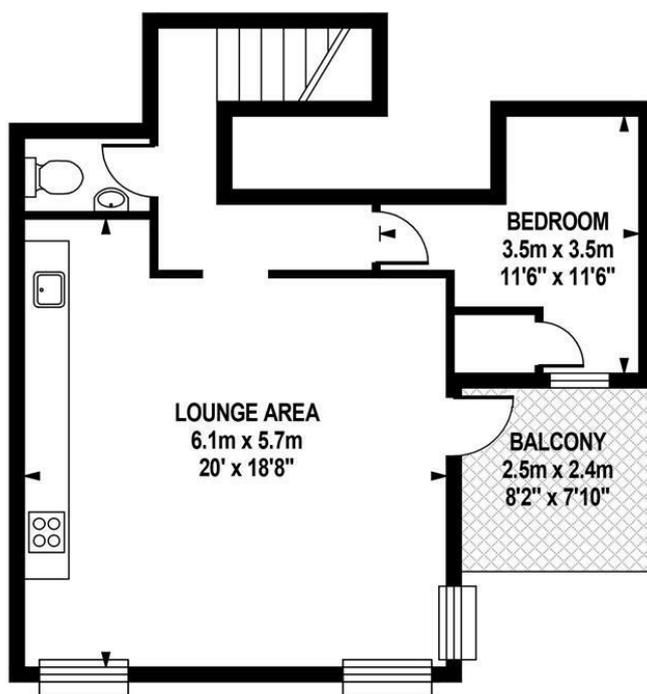
**GROUND FLOOR**

Approximate Internal Area :-  
6.69 sq m / 72 sq ft



**FIRST FLOOR**

Approximate Internal Area :-  
46.45 sq m / 500 sq ft



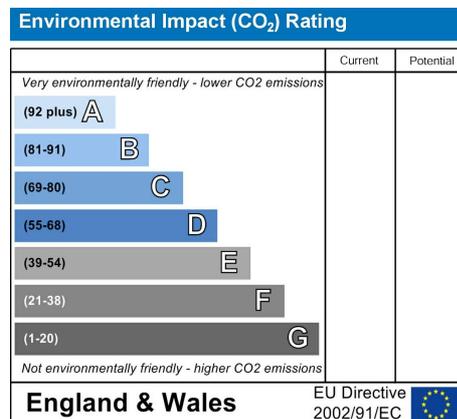
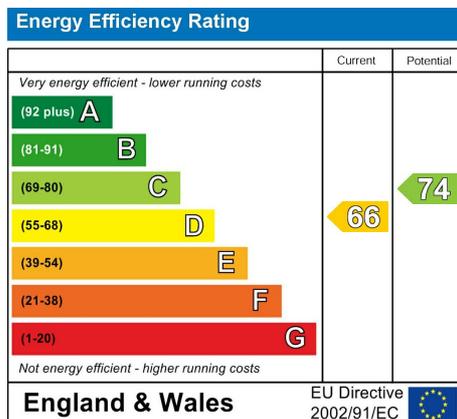
**SECOND FLOOR**

Approximate Internal Area :-  
49.70 sq m / 535 sq ft

**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 102.84sq m / 1107 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.

