

CALDECOT ROAD, CAMBERWELL, SE5
SHARE OF FREEHOLD
GUIDE PRICE £550,000 - £575,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length: 972 years remaining

Service Charge: n/a

Ground Rent: n/a

FEATURES

Private Garden with Brick-Built Shed

Period Feature Fireplaces

Kitchen Diner

Private Entrance

Share of Freehold



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Purpose-Built Period Two Bedder With Private Garden.

Enjoying high ceilings, period features, private garden and a private entrance, this fab two bedroom Victorian purpose-built pad answers all your needs. It sits on the ground floor of a conveniently located red-bricked building and further benefits from a brick-built shed in the garden - possible work-from-home space? The accommodation comprises a large reception, kitchen/diner, two lovely double bedrooms and a modern shower room. Denmark Hill station is a cinch for excellent links (it's within 5 minutes on foot), a ten minute bus ride (or 15 minute stroll) to Brixton for the Victoria line and closer still to Kings College and Maudsley Hospitals.

The property enjoys its own entrance with tiling either side of a pretty sage green door. The inner hall is long and neutrally decorated. To the left is a wide bright living room with two sets of casement windows and four further windows above. There's a pretty period feature fireplace, picture rails and some tasteful oak parquet flooring. The first handsome double bedroom comes next along the hall with a large double glazed sash window peering down the private garden. Tall fitted wardrobes and more picture rails continue the charm offensive.

A super deep recessed storage cupboard will hide a million sins in the hall. The shower room has a clean white suite, heated towel rail, black and white floor tiles and a walk-in shower. Beyond this sits your lovely kitchen/diner which has more tall ceilings, plenty of cabinet and counter space and room for a dining table. Appliances include a four ring hob, oven, dishwasher and washing machine. Access to the garden is offered from here. It boasts raised planters and that fab brick-built shed - it's a versatile space ripe for your flair. Bedroom two sits off the kitchen and has another large rear-facing sash window with garden views.

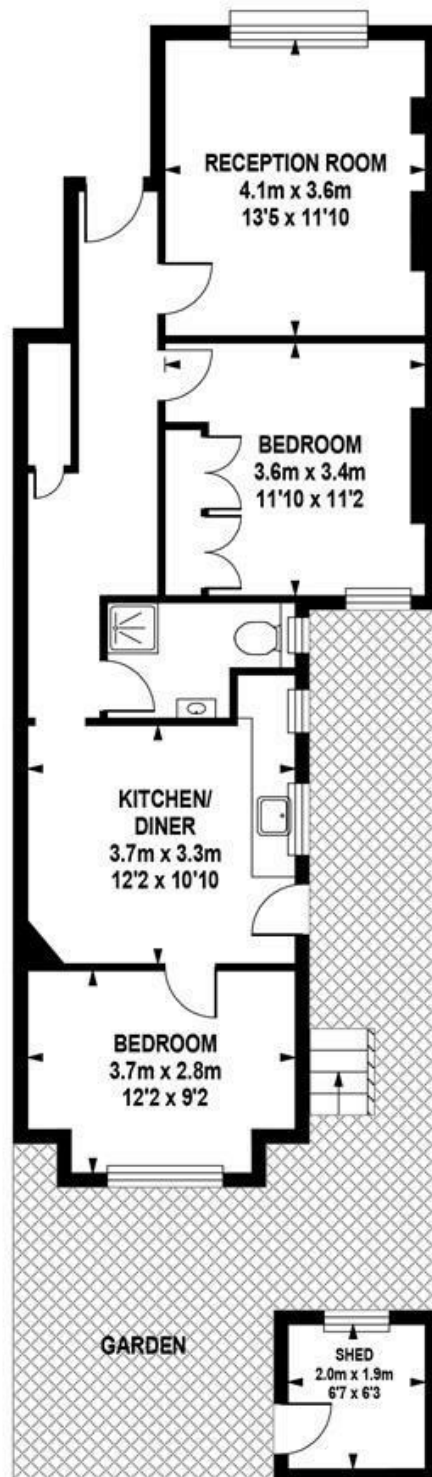
Camberwell's shops, bars and restaurants are just a short ramble. Denmark Hill mainline station is just 5 minutes away on foot for regular services to Victoria, Blackfriars, Shoreditch, Clapham and beyond. The Windrush Line improves the connectivity no end. You can be on the Jubilee Line in no time for services hither thither. Alternatively, pick up one of the many buses into the City and the West End - the 185 and 176 go to Victoria and Oxford Circus while the 40 (on Denmark Hill) and the 35 from the bottom of the road go to the City. At the end of the road is The Sun of Camberwell, one of the best gourmet pubs in the area and lucky you, it's your local! (try The Castle, Camberwell Arms or Hermits Cave as well). The Kerfield Arms on Grove Lane has been awarded a Michelin star! They do a great lunch special. Nearby is Ruskin Park for green space, beautiful daffodils in the spring and tennis courts.

Tenure: Share of Freehold

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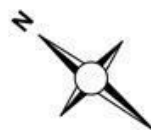
Council Tax Band: C

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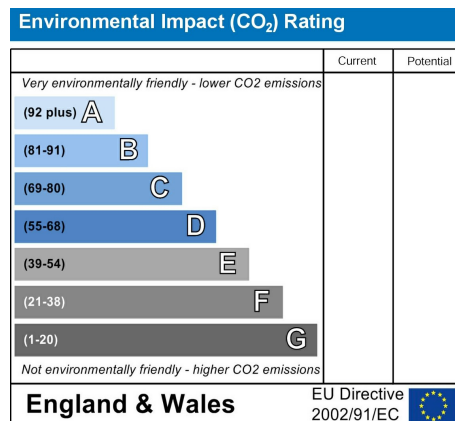
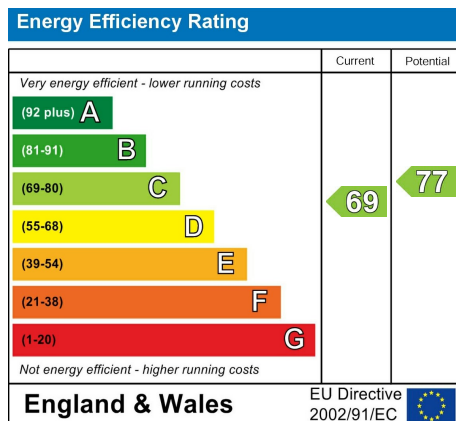


GROUND FLOOR

Approximate Internal Area :-
65.77 sq m / 708 sq ft



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LEASEHOLD - SHARE OF FREEHOLD



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.

