

DE CRESPIGNY PARK, CAMBERWELL, SE5
SHARE OF FREEHOLD
GUIDE PRICE £650,000 - £685,000



SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 1

Lease Length: 958 years remaining
Service Charge: £1080 per annum
Ground Rent: n/a

FEATURES

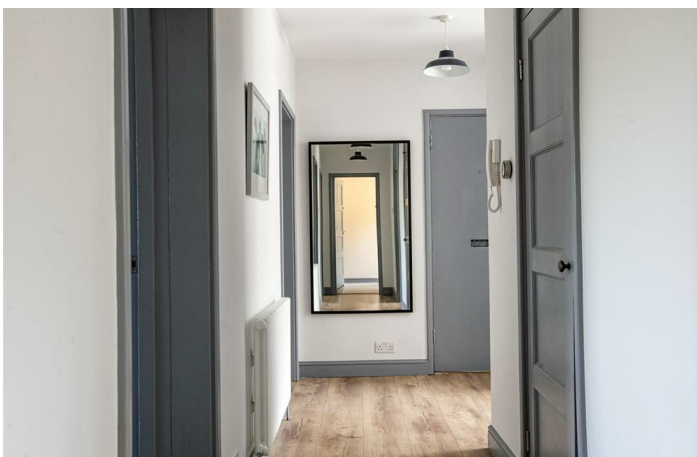
Private Balcony
Huge Landscaped Shared Garden
Impressive Proportions
Super Convenient Location
Private Secure Bike Storage
Share of Freehold



DE CRISPIGNY PARK SE5
LEASEHOLD - SHARE OF FREEHOLD



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Utterly Splendid Three Bedder With Private Balcony and Shared Garden.

From its impressive proportions and leafy location, to its original features, private balcony and idyllic shared garden - this 1950's classic boasts every advantage. Sitting on the second floor of a perfectly placed red-bricked beauty, the property supplies a lavish living environment with symmetrical, tasteful rooms and plenty of original charm. Accommodation comprises a wonderful reception with views over the garden and access to a lofty balcony, a large contemporary kitchen with adjoining utility space, three lovely bedrooms (two doubles and a large single) and a modern bathroom. You also benefits from a private secure triple bike shed! De Crespigny Park is marvellously mature and magically convenient. You're within a stroll of the countless culinary attractions of Camberwell. Bars abound too. Transport is taken care of with nearby Denmark Hill station, which is also on the London Overground. There are even tennis courts directly opposite, and you can spy the wonderful spire of St Giles' Church.

A funky wall of glass bricks invites plenty of light into the shared entrance lobby. The communal hallways are meticulously maintained and bear retro reminders of the building's heritage with beautifully curved stairwells and circular windows on each return. Inside you meet a long L-shaped hall with wooden floors, two separate recessed storage cupboards. Crisp neutral decor is complemented perfectly by grey skirting boards. The kitchen runs open-plan to the left with a bright south-facing aspect and plentiful cabinets and counter space. There's a handy adjoining utility/laundry area with a space-saving raised clothes rail.

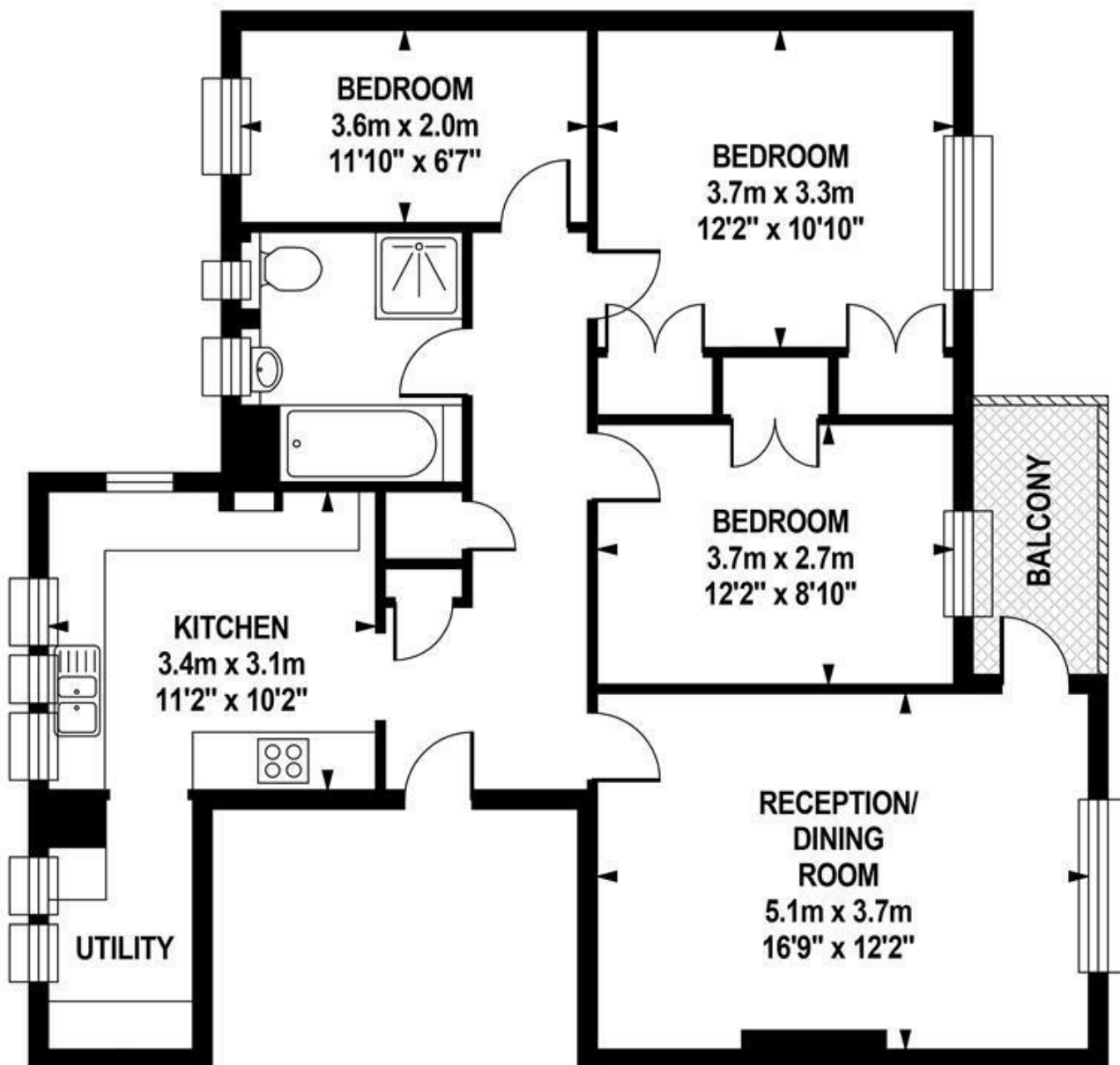
The reception sits opposite this boasting bespoke book shelves. You'll enjoy views through wide double glazed Crittall windows to the glorious and expansive shared garden. A lofty balcony adjoins through a polite glass Crittall door. From here you'll bask in more lush garden views and a wonderful sense of height as there is no other balcony above. Further along the hall you meet the first double bedroom which faces over the balcony and benefits from recessed storage. A second even larger double sits next door with twin recessed storage points and yet more leafy views. The single bedroom sits to the rear of the hall and fronts the building. A handsome bathroom completes the tour with walk-in shower, modern suite and bath. The huge shared rear garden is accessed to the front of the building and supplies a supremely spacious and beautifully maintained spot for leafy r&r. Your secure bike storage point will comfortably fit three bikes and is situated here.

The transport options are good, with a multitude of buses running close by on Camberwell Church Street into the City and the West End. Oval station (Northern line, Zone 2) is walkable in around 20 minutes, or easy by bus in around 10. Denmark Hill station (Zone 2), for fast, regular services to Victoria, Blackfriars and London Bridge, is a seven-minute walk in the other direction. Local eateries will keep you perpetually calorie-counting — we love The Camberwell Arms, a winner of the Observer Food Monthly's Best Sunday Lunch award, three minutes down the Grove. The very lovely Grove Lane Deli is proving a huge hit, and we love Theo's pizzeria too. Celebrated boozers include the Hermit's Cave, Michelin-starred Kerfield Arms and The Grove Tavern. There are plenty of shops nearby, including a host of independent food shops on Camberwell Church Street and Camberwell Green, plus a new, modern library and playground. The shops and foodie hotspots of Peckham and East Dulwich are also within walking distance. Keeping fit? Camberwell Baths is stunning and within an easy canter. Ruskin Park is a short walk away, and you have the Butterfly Tennis Club on your doorstep too. The elegant Dulwich Park and Brockwell Park are also a short bicycle ride away.

Tenure: Share of Freehold

Lease Length: 958 years


Council Tax Band: C



SECOND FLOOR

Approximate Internal Area :-
83.89 sq m / 903 sq ft

DE CRESPIGNY PARK SE5
LEASEHOLD - SHARE OF 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.

