

ST. GILES ROAD, CAMBERWELL, SE5
SHARE OF FREEHOLD
£700,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length: 97 years remaining

Service Charge: £3780 per annum

Ground Rent: n/a

FEATURES

Wonderful High Ceilings

Lofty Mezzanine

Stunning Original Sash Windows

Seconds From Brunswick Park

Share of Freehold



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LEASEHOLD - SHARE OF FREEHOLD



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Amazing Parkside Two Bedroom School House Conversion with Large Mezzanine.

This impressive abode is found on the raised first floor of the impressive Peacock House - a landmark parkside period conversion on St. Giles Road. Enjoying 3.5m high ceilings and vast original windows, the property supplies an inimitable sense of space and light. Welcomed extras include a handy mezzanine area and gated off-street parking. Here you have easy access to the City and West End from a multitude of buses travelling along Peckham 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 13 minute stroll up to Denmark Hill station where you can pick up fast, direct and frequent services to London Bridge and Blackfriars. The Windrush Line adds admirably to your connectivity. This wonderful location enjoys a mature, leafy and friendly vibe. Brunswick Park is widely celebrated for tennis courts, roses and art gallery.

The handsome red bricked exterior sits behind regal railings and a secure gated entry system. Take the stairs or lift to the raised first floor. Once inside your eyes are immediately drawn to the superb high ceilings which rise almost 4 metres! To the right you find the master bedroom with a bright dual aspect and plenty of storage. There's a walk-in wardrobe and a further recessed area for shoes and the like. The second bedroom sits further along the hall. It's a good size, with a neutral décor including white walls and more huge original sash windows. Next in line comes a bright bathroom with contemporary suite. Toward the end of the hall you meet that gloriously proportioned living area which spans a majestic 40 sq. metres. The space is swimming in natural light from 8 huge sash windows placed symmetrically along three of the four walls. Again the décor is pleasingly neutral and light. A well-equipped kitchen is placed along the far wall and has wooden units and modern appliances, including dishwasher, induction hob and NEFF oven. From here, a funky, space-saving staircase leads up to that handy mezzanine area which can be used as a quiet work spot, storage area, guest sleeping platform or yoga room - you choose!

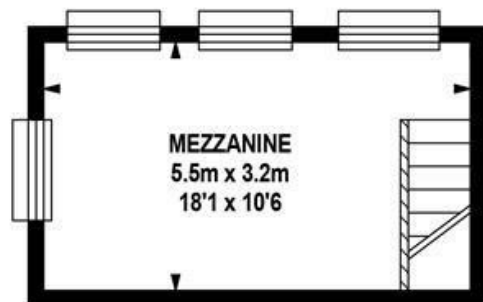
The local area is a hub of activity with some excellent specialist shops, Camberwell Baths, St Giles Church and many great restaurants and bars within easy walking distance. The Kerfield Arms has recently been awarded a Michelin star! We also love the Hermit's Cave and The Grove Tavern. In addition to the lovely Brunswick Park, Lucas Gardens is close by. Bellenden Road is an easy 15 minute walk for cute independent shops and more evening options. The Begging Bowl and The Victoria Inn are seriously worth a visit.

Tenure: Share of Freehold

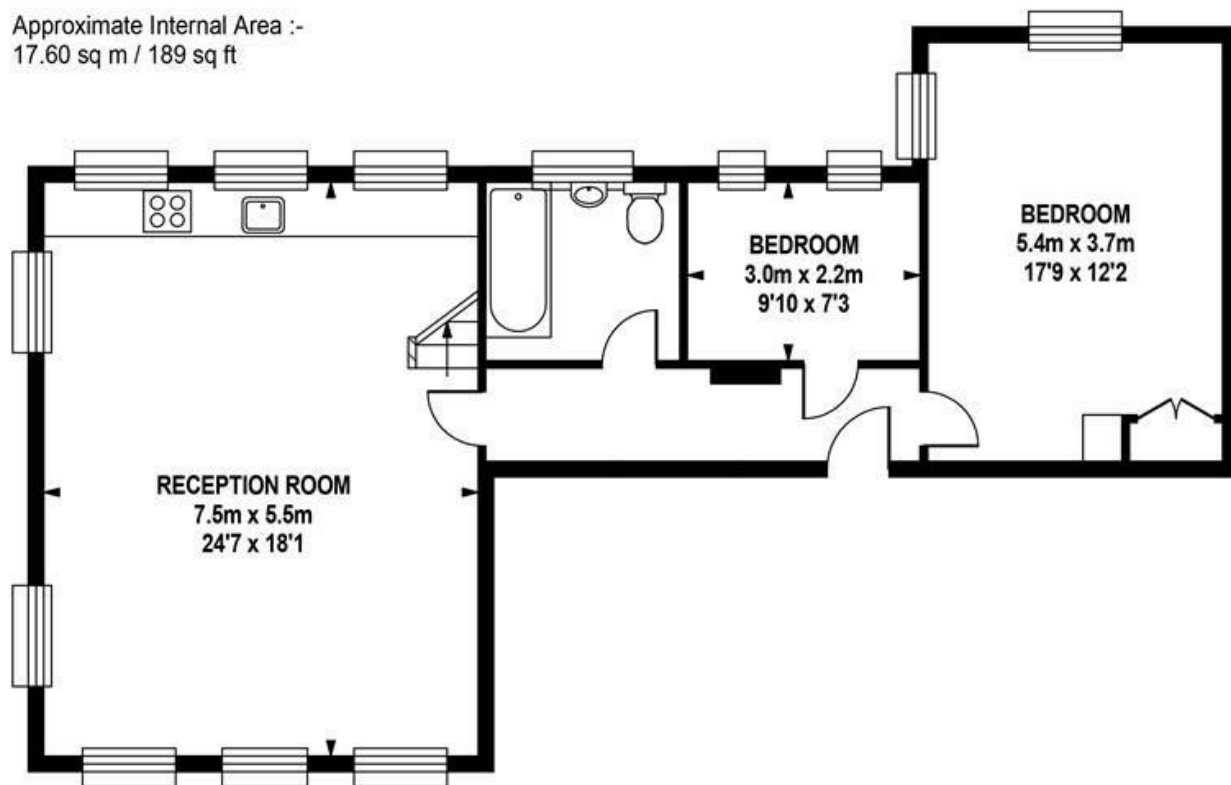
Lease Length: 97 years

Council Tax Band: C

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Approximate Internal Area :-
17.60 sq m / 189 sq ft



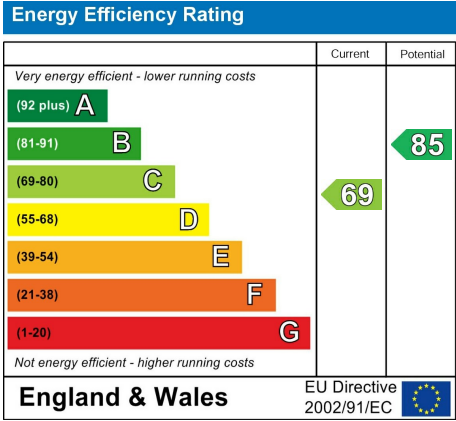
FIRST FLOOR

Approximate Internal Area :-
82.84 sq m / 892 sq ft

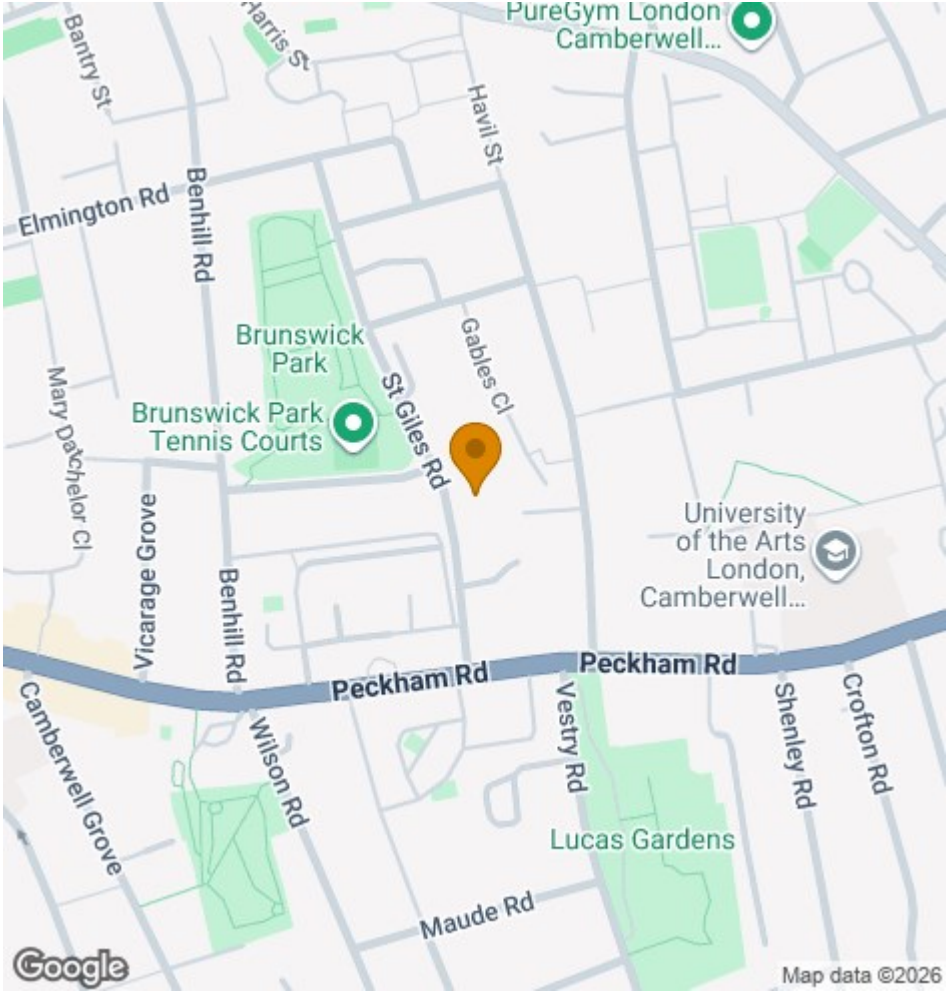
TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 100.44 sq m / 1081 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.



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