

LOVE WALK, CAMBERWELL, SE5

FREEHOLD

£1,375,000

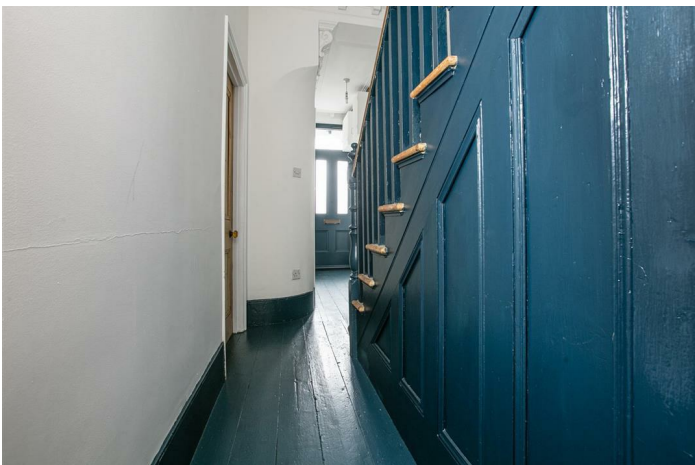


## SPEC

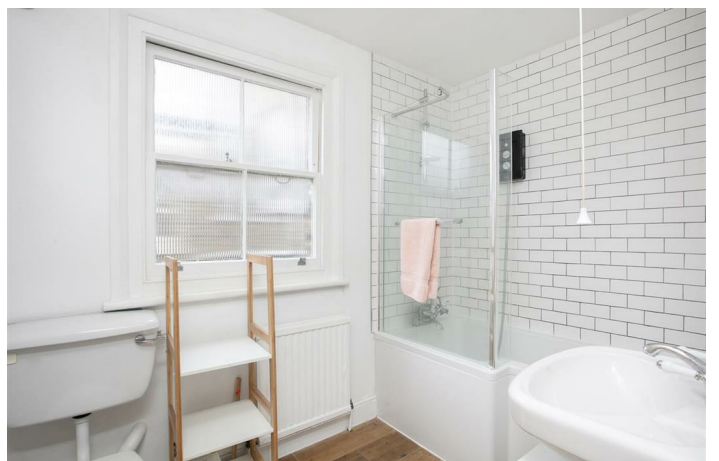
Bedrooms : 4  
Receptions : 1  
Bathrooms : 2

## FEATURES

£677 per Sq Ft  
Generous Rear Garden  
Unrivalled Convenient Location  
Fantastic Top Floor Master Suite  
Three Bright Spacious Floors  
Freehold



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Gorgeous Four Bedroom House With Generous Garden - CHAIN FREE.

Sprawling generously over three bright and spacious floors, this fantastically located four bedroom period home promises the perfect spot to call home. Accommodating comprises a large double reception, huge kitchen/diner, four double bedroom (master ensuite) and a family bathroom. There's a peaceful and substantial rear garden too. The house is in a prime location within seconds of all that Camberwell has to offer. You are within a moment's walk from bars, eateries and bountiful London bustle. Nearby green spaces include the charming Ruskin and Brunswick Parks with its tennis courts, gallery and café. Even closer is St Giles Church grounds - a lovely spot to read the paper. Transport links are equally impressive with Denmark Hill Station an easy stroll away. It boasts unbeatable connections to Victoria, Blackfriars, Elephant & Castle and the London Overground Line will whizz you to Shoreditch and Canada Water for the Jubilee Line.

Enter through a neat front garden where a recessed portico leads inward. The hall has high ceilings, crisp neutral décor and original timber floors. This theme continues right to the huge double reception which enjoys both a front bay window and rear garden access. There are school house radiators and integrated shelving. Toward the end of the hall you find access to the storage cellar preceding the kitchen/diner which stretches over 20ft. A comfortable family dining area sits by glass French doors which open to the 50 ft garden. It's a remarkably peaceful space considering you're so central!

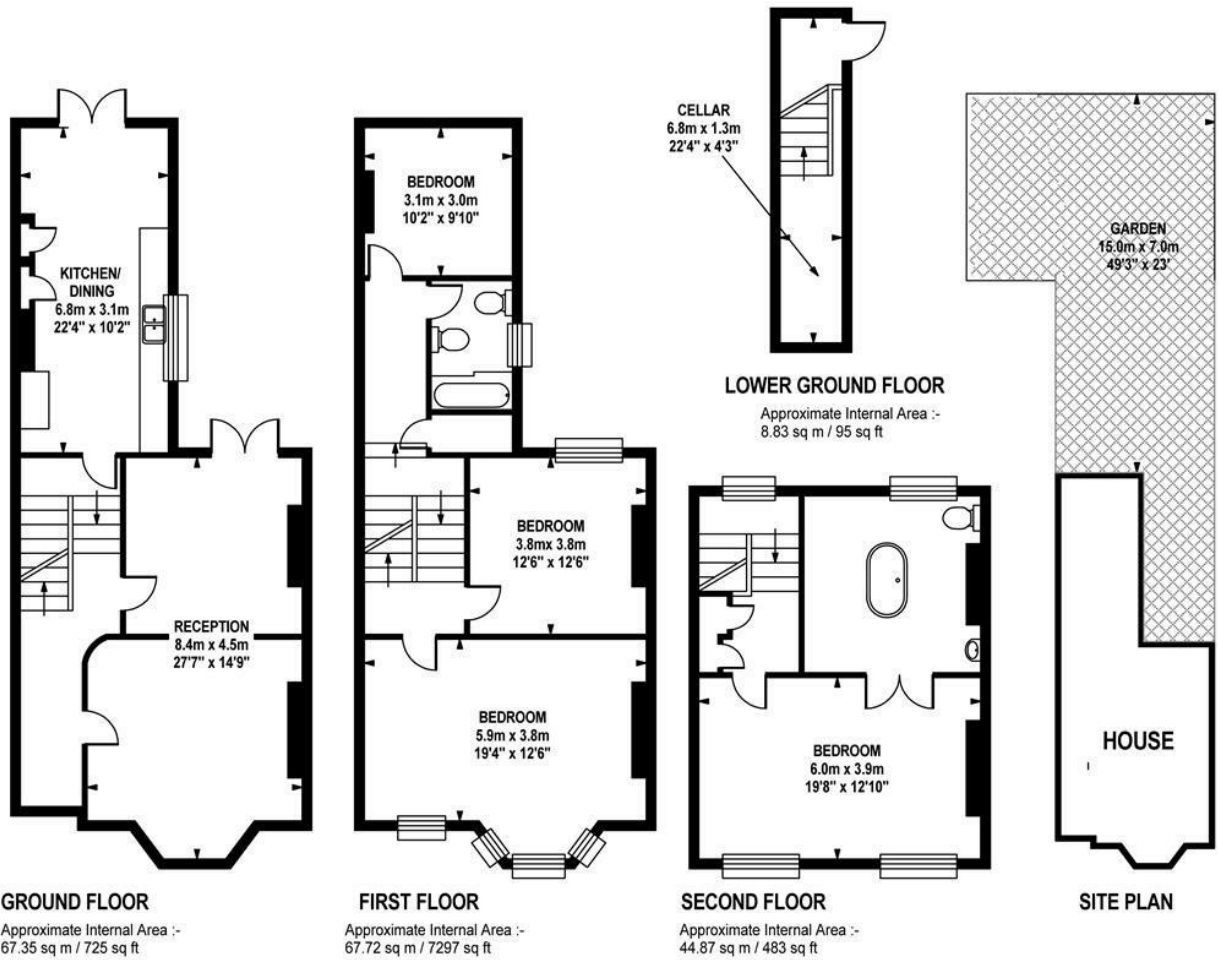
Back inside head upward to the return to meet the first of your bedrooms - a neat rear-facing double. This sits next to the bathroom and a super handy laundry room. Bedrooms two and three, two lovely doubles sit on the first floor. The front-facing room spans the full width of the property. Upward again you find the master suite enjoying wide wooden hinged doors connecting to a huge en suite bathroom. Features include a period roll top bath with antique taps and a matching wash stand. The property also benefits from a large attic space on both the first and second floors.

As well as the excellent transport links, the house is a few minute's away from the excellent Lyndhurst Primary school and all of Camberwell's plethora of restaurants and delis. We love The Michelin starred Kerfield Arms and the award-winning Camberwell Arms. Camberwell College of Arts and the Dulwich Foundation schools are all a short drive or bus ride away. There is a good range of local shops and bakeries and a farmer's market on Camberwell green at weekends. Keeping fit? The wonderful period Camberwell Baths is minute's away and you have the Butterfly Tennis Club on your doorstep.

Tenure: Freehold

Council Tax Band: F

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**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 188.77sq m / 2032 sq ft  
Measurements for guidance only / not to scale

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

