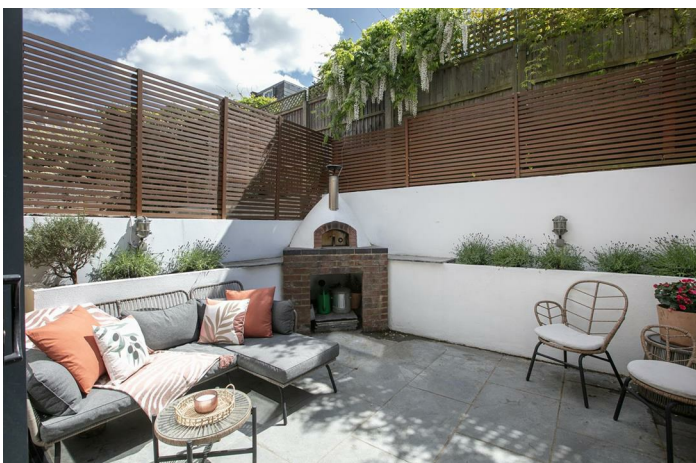


OSWYTH ROAD, CAMBERWELL, SE5  
FREEHOLD  
GUIDE PRICE £1,250,000 TO £1,350,000



## SPEC

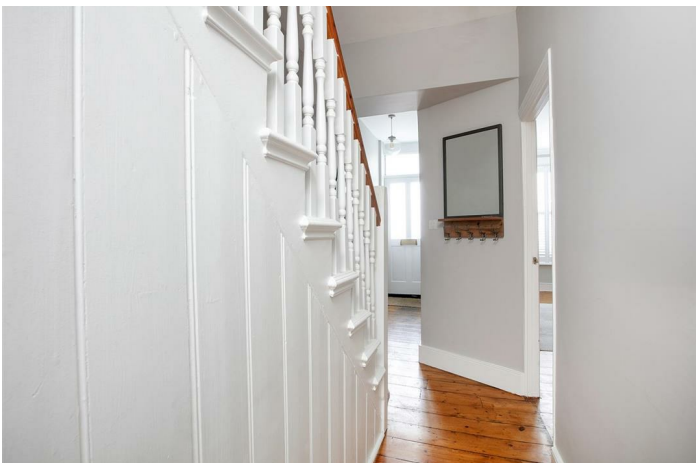
Bedrooms : 4  
Receptions : 1  
Bathrooms : 3

## FEATURES

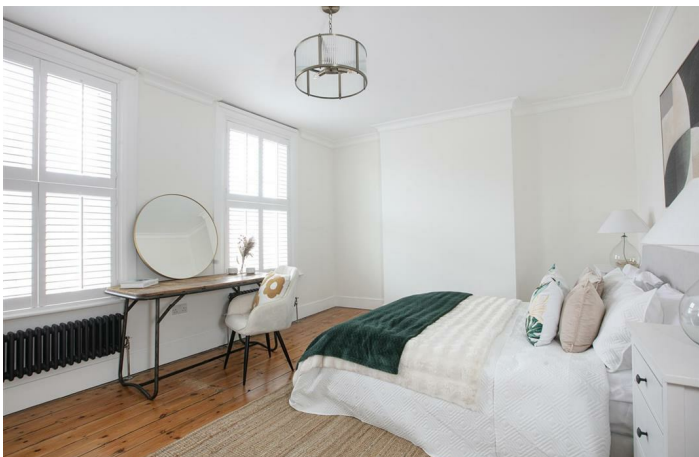
Over 1800 Square Feet  
Newly Extended and Refurbished  
Impressive Full-Width Kitchen Diner  
Slick Contemporary Styling  
Prized Location  
Freehold



OSWYTH ROAD SE5  
FREEHOLD



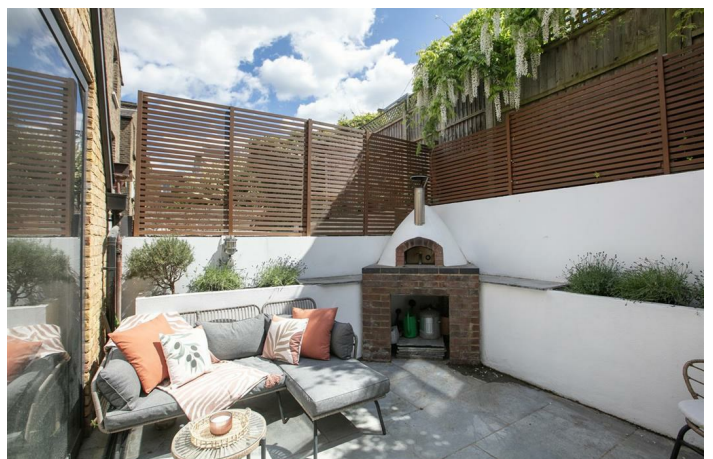
OSWYTH ROAD SE5  
FREEHOLD



OSWYTH ROAD SE5  
FREEHOLD



OSWYTH ROAD SE5  
FREEHOLD



GUIDE PRICE £1,250,000 to £1,350,000.

Impressively Extended Four Bedroom Period Home with Lovely Finish - CHAIN FREE.

Enjoying a top notch refurbishment throughout, this beautifully presented four bedroom period home marries the best of contemporary and period architecture. Sprawling generously over three lovely floors the property comprises a super full-width kitchen/diner extension, large double reception, four well appointed bedrooms, two bathrooms and handy wc. There's a head height storage cellar, some very helpful eaves storage and a cute patio garden with integrated BBQ/Pizza oven for the best summer gatherings. The location is much sought-after being within moments from Bellenden Village, Camberwell and Peckham. Even closer is the very lovely Lucas Gardens. Transport links abound with nearby Denmark Hill Station and Peckham Rye Station (both a 12 minute walk) and any number of bus routes on nearby Peckham Road. It is also a 25 minute cycle into town.

A handsome period exterior greets you alongside abundant surrounding Victorian charm. Inside you meet tall ceilings, school house radiators and some lovely timber floors. The reception is a fine double boasting a wide front aspect bay, wood burner, shelving and a cute feature alcove. Steps lead down to the rear under an architecturally pleasing set of skylights to reveal your fantastic full-width kitchen/diner. Here you enjoy a fab six ring gas range, integrated dishwasher and a notably vast granite-topped island for unbeatable food prep space. An adjoining wc precedes the dining which has a lovely feature wall of exposed brick. Wide glass doors open rear to your pretty patio garden which has mature greenery cascading downward and that integrated pizza oven/BBQ.

Upward bound you reach the first return which hosts a large carpeted single bedroom with side aspect sash window. A swanky bathroom completes this level with wooden panelling to dado level, free standing bath, heated towel rail and a wall-hung loo. Underfloor heating keeps you toasty in the colder months. The first floor has a gargantuan front-facing bedroom with louvered blinds, school house radiators and more timber floor. Bedroom three is another fancy double with wall panelling, feature fireplace and tasteful cornicing.

The second landing is kept wonderfully bright and airy by a large skylight. There's a fully tiled bathroom on the return with super deep bath and wet-room style shower. A super deep eaves storage point is accessed off the landing. It'll hide a million sins. The master bedroom takes the second floor enjoying an exposed brick feature wall, Juliette balcony and further eaves storage.

There's a handy local shop within seconds of your front door (great for milk and the like). South London Art Gallery and Camberwell College of Arts are minutes away for a spot of cultural activity. For those with small children, The Villa Nursery and Lyndhurst Primary are very close. Going to work? Reach Peckham Rye or Denmark Hill stations in about 12 minutes for frequent, fast services to central London and beyond. The London Overground further increases your connectivity to the tube network. You can get to Clapham High Street in a mere 5 minutes. Shoreditch and Islington are easy and Canary Wharf (via Canada Water) will take around 15 minutes. Grab one of the many buses running along Peckham Road (moments away); these will take you pretty much anywhere you want to go! Settle the weekly shop at Dog Kennel Hill Sainsbury's, just two minutes in the car. Bountiful Bellenden Road is an easy stroll for yet more social attractions.

In 2011, the property experienced minor ground movement caused by a nearby tree. The tree was removed and the issue fully resolved, with no recurrence since.

Tenure: Freehold

Council Tax Band: E

OSWYTH ROAD SE5  
FREEHOLD



LOWER GROUND FLOOR

Approximate Internal Area :-  
4.83 sq m / 52 sq ft



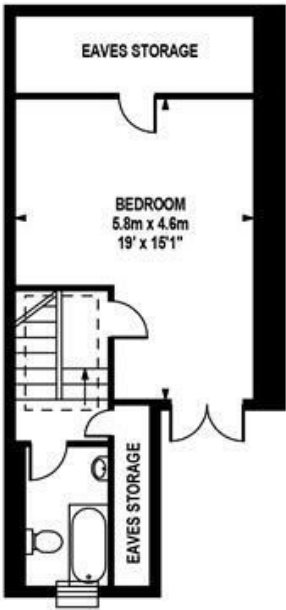
GROUND FLOOR

Approximate Internal Area :-  
64.47 sq m / 694 sq ft



FIRST FLOOR

Approximate Internal Area :-  
55.92 sq m / 602 sq ft



SECOND FLOOR

Approximate Internal Area :-  
42.82 sq m / 461 sq ft



TOTAL APPROX.FLOOR AREA

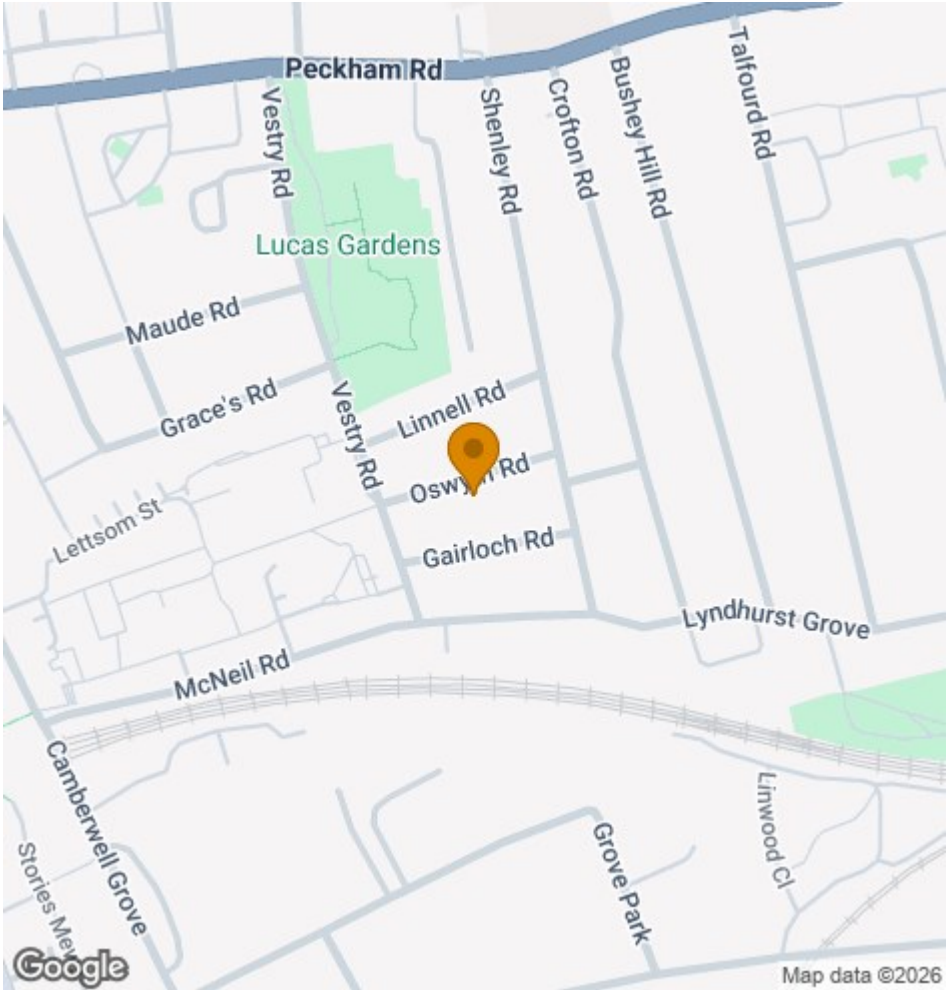
Approximate Internal Area :- 168.05sq m / 1809 sq ft  
Measurements for guidance only / not to scale

OSWYTH ROAD SE5  
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 |                         |           |
|                                             | 75                      | 83        |
| England & Wales                             | 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 |                         |           |
|                                                                 |                         |           |
| 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.



Wooster  
&Stock

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