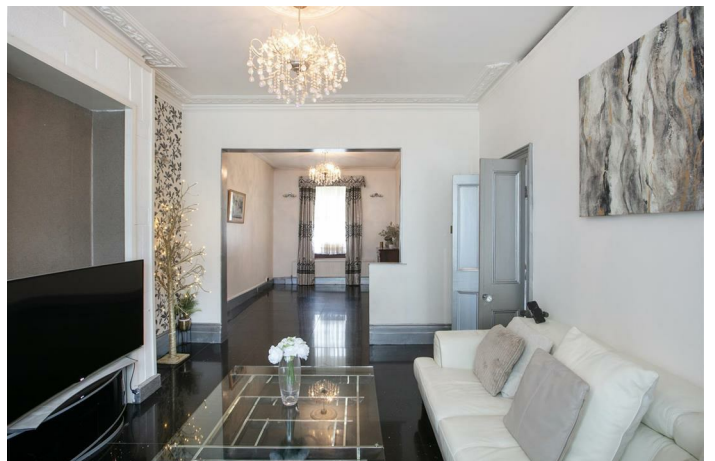


CROFTON ROAD, CAMBERWELL, SE5  
FREEHOLD  
GUIDE PRICE £1,400,000 - £1,500,000

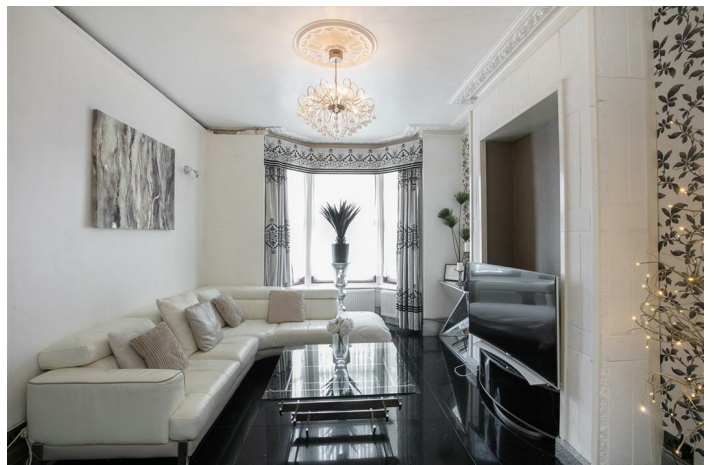
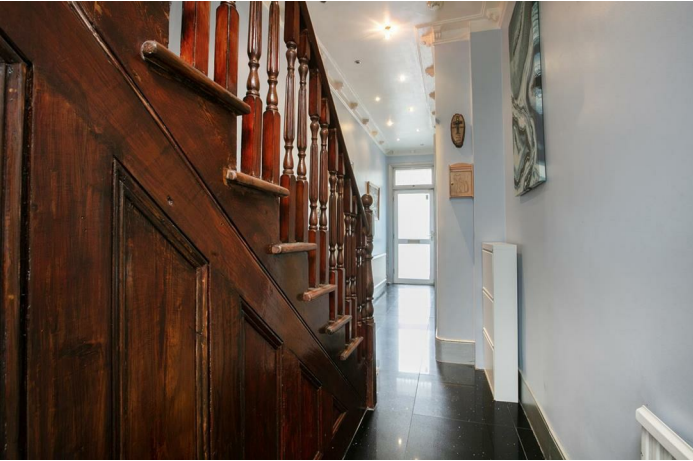


## SPEC

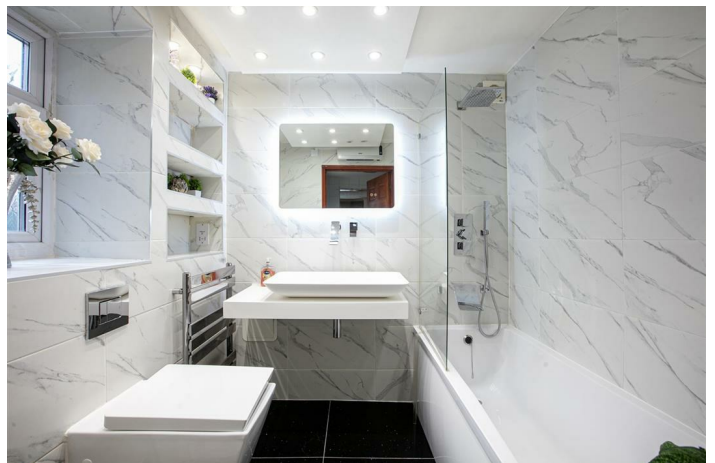
Bedrooms : 4  
Receptions : 2  
Bathrooms : 2

## FEATURES

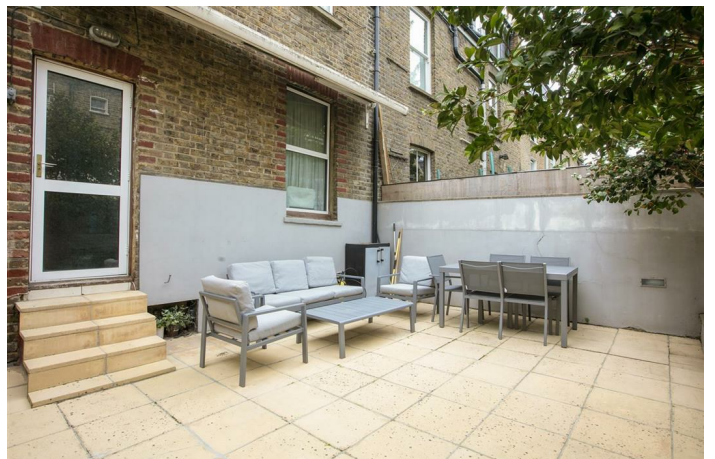
Four Double Bedrooms  
Handsome Patio Garden  
Much-Loved Location  
Close to all Amenities  
Freehold



CROFTON ROAD SE5  
FREEHOLD



CROFTON ROAD SE5  
FREEHOLD



CROFTON ROAD SE5  
FREEHOLD



GUIDE PRICE £1,400,000 - £1,500,000.

Spacious Four Bedroom Double-Fronted Home on Best Street.

Crofton Road is a much-coveted period street that runs from Lyndhurst Way down to Peckham Road. It offers unbeatable access to the best of Camberwell, Peckham and Bellenden Village and is beautifully stocked with handsome period houses. This spacious double-fronted four bedder promises abundant living space, four double bedrooms, modern bathroom and shower room and a pleasant patio garden. There's a sprinkling of original features and plenty of scope to arrange the accommodation as you wish. The South London Gallery Cafe is great for impressing visitors with! Rye Lane is tantalisingly close for any amount of culture. For coffee, croissants, books, antiques, fine wine and flowers, go no further than Bellenden Village (a 10 minute walk). We love Petitou, The Victoria Inn, Ganapati and The Begging Bowl.

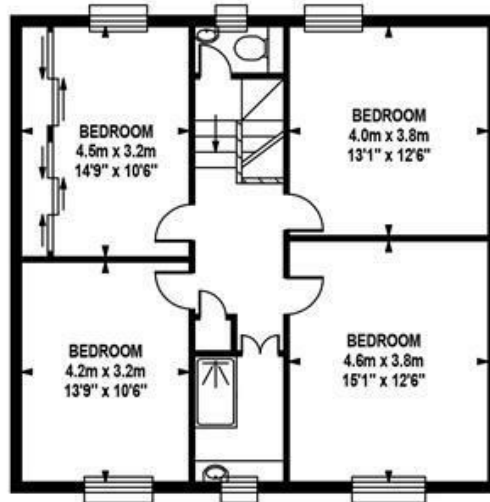
A proud portico entrance with ornate stucco work invites you inward to the spacious hall which has high ceilings, cornicing and an original staircase. There's a huge double reception to the left with abundant lounging and formal dining space. The far side of the hall supplies the modern kitchen/diner where there is further seating, cabinet and counter space. Adjoining this to the rear is a utility area and fancy contemporary bathroom. Upward bound you meet a spacious landing with a handy guest wc on the lower return. Two double bedrooms each face front with a lovely streetscape and there are two even larger doubles peering rear over the garden. A modern shower room completes the tour. The rear garden has been arranged well to afford more entertaining space.

The Bussey Building has some fab rooftop bars and even a cinema! The highly considered Villa Nursery 5 minutes walk - now that's an easy morning drop off! The area has easy access to Peckham Rye (zone 2 and a brisk 7 minute walk) and Denmark Hill stations (also zone 2 and about a 12 minute walk away) for services to London Bridge, Victoria and Blackfriars. The London Overground whizzes you to Clapham, Shoreditch and Canada Water for the Jubilee Line. A whole variety of buses run into town along Peckham Road, just 3 minutes away. The wide open green spaces of Peckham Rye Park, Ruskin Park and Dulwich Park are also within easy reach. Even closer is the very lovely Warwick Gardens. It's a fine spot for a read of the papers and there's a fab playground for the kids. Ruskin Park, in addition to playground, has a paddling pool and tennis courts. It's an easy 10-15 minute walk.

Tenure: Freehold

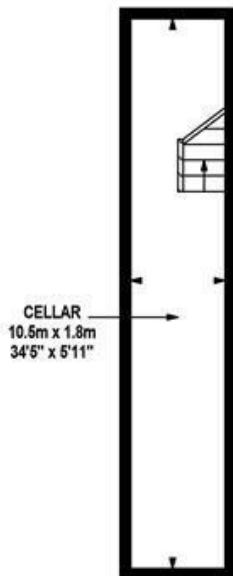
Council Tax Band: E

CROFTON ROAD SE5  
FREEHOLD



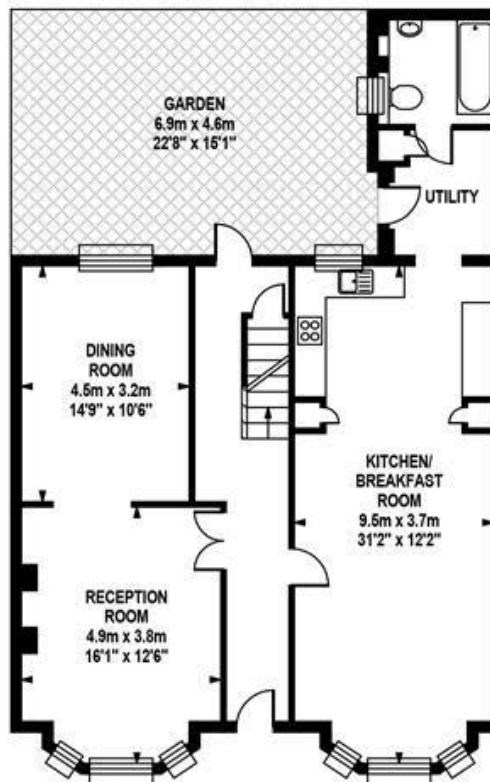
**FIRST FLOOR**

Approximate Internal Area :-  
77.39 sq m / 833 sq ft



**LOWER GROUND FLOOR**

Approximate Internal Area :-  
18.86 sq m / 203 sq ft




**GROUND FLOOR**

Approximate Internal Area :-  
91.79 sq m / 988 sq ft

**TOTAL APPROX. FLOOR AREA**

Approximate Internal Area :- 188.04 sq m / 2024 sq ft  
Measurements for guidance only / not to scale

CROFTON ROAD SE5  
FREEHOLD

| Energy Efficiency Rating                    |  |           |
|---|--|-----------|
|   | Current  | Potential |
| Very energy efficient - lower running costs |  |           |
| (92 plus) A                                 |  | 81        |
| (81-91) B                                   |  |           |
| (69-80) C                                   |  |           |
| (55-68) D                                   |  |           |
| (39-54) E                                   |  |           |
| (21-38) F                                   |  |           |
| (1-20) G                                    |  |           |
| Not energy efficient - higher running costs |  |           |
|   | 71   |           |
| <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.

