Wooster & Stock

VESTRY MEWS, CAMBERWELL, SE5

LEASEHOLD

GUIDE PRICE £325,000 - £350,000







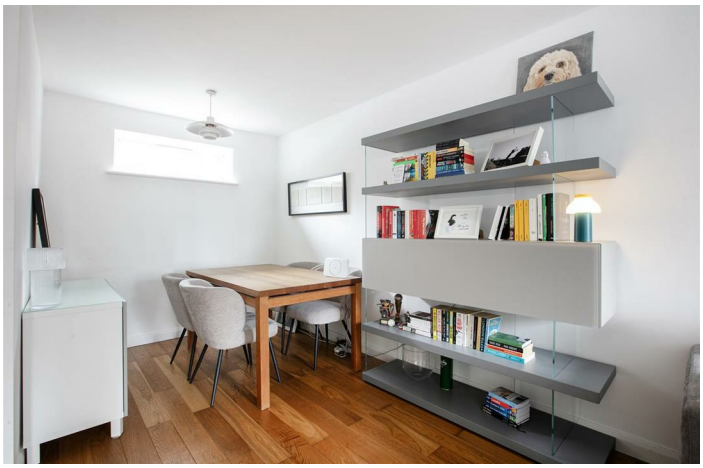
SPEC

Bedrooms : 1
Receptions : 1
Bathrooms : 1

Lease Length: 90 years remaining
Service Charge: £2400 per annum
Ground Rent: £250 per annum

FEATURES

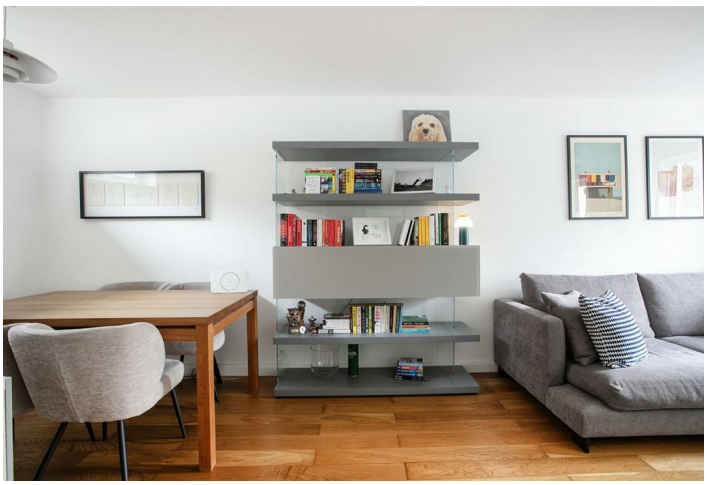
Friendly Mature Development
Moments From Lucas Gardens
Tasteful Neutral Styling
Leasehold







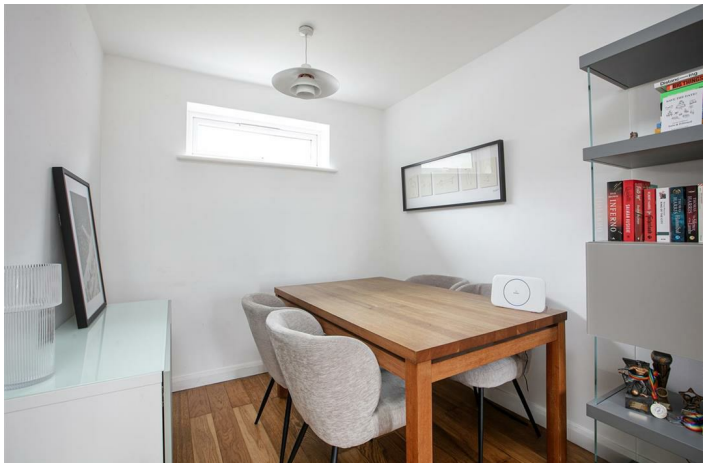






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Smart One Bedder with Allocated Parking in Peaceful Popular Development - CHAIN FREE.

Sitting but moments from the very lovely Lucas Gardens and within an easy stroll of Peckham and Camberwell, this handsome one bedder offers a mature yet convenient spot to call home. Vestry Mews enjoys a peaceful, residential, gated setting and a friendly neighbourhood vibe. The flat sits on the ground floor and enjoys a dual aspect reception room, modern kitchen, well appointed bedroom and contemporary shower room. Allocated off-street parking adds to the charm. You're within walking of Camberwell's eclectic bounty of bars, cafes. The Camberwell Grove Conservation area is a delight and just around the corner. Bellenden Road is as easily walkable and offers a real 'villagey' vibe. Denmark Hill and Peckham Rye stations each have fast, frequent Victoria services and the fab Windrush Line which offers a handy Jubilee Line connection from Canada Water.

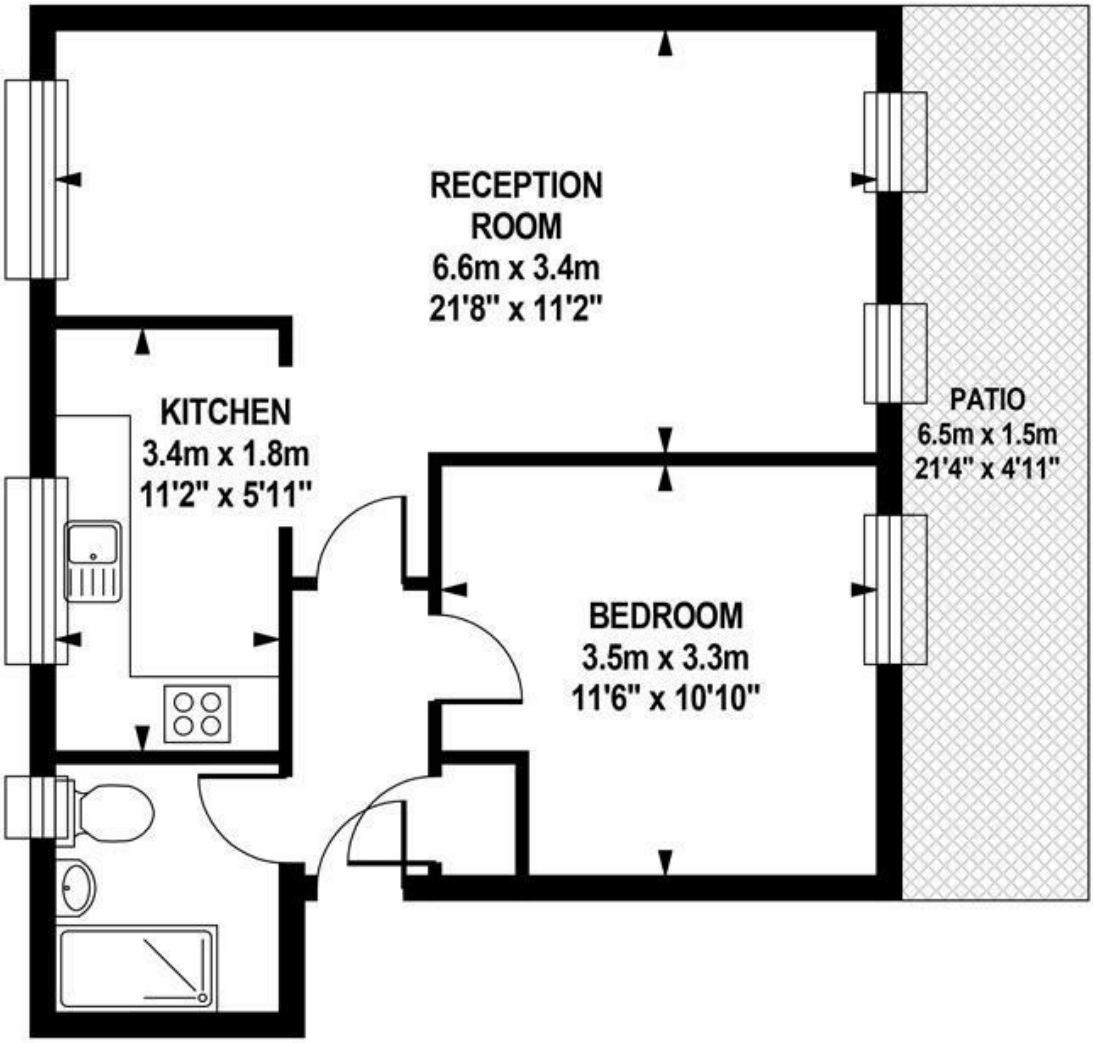
Fancy gates bearing the development's name supply exclusivity and security. The communal grounds are very well maintained and lead you to the block's shared entrance. Your inner hall boasts solid oak flooring, crisp white walls and a deep recessed storage point. Dead ahead is a lovely dual aspect living/dining room with two separate casement windows facing up the communal cobbled pathway. There's a further rear aspect casement to the rear for natural light over the dining table. The kitchen adjoins through a wide arch and hosts solid counters, three ring induction hob, oven, sink and a rear aspect window. The bedroom enjoys the same aspect as the living area and will host a double bed and tonnes of storage. You find the modern shower room off the hall with handsome tall tiles and contemporary suite.

Both Peckham Rye and Denmark Hill stations (zone 2) are inside a 10 minute walk for services to London Bridge and Victoria and a whole variety of buses run into town along Peckham Road, just five minutes away. The Windrush Line will whisk you from Clapham Junction, through Queens Road and up to Shoreditch, Hoxton and Islington. Lucas Garden is a lovely leafy place to unwind. It has a popular play area and it's a real favourite of local dog walkers. Vestry Road has a pharmacy, restaurant and a well-stocked grocery store. Camberwell and its many bars and restaurants are but a short ramble - we love the Hermit's Cave, The Camberwell Arms and the Sun of Camberwell. The Kerfield Arms has been awarded a Michelin star and has a very reasonable lunch special! Bellenden Village supplies the fantastic 'Victoria Inn' and 'Ganapati'.

Tenure: Leasehold

Lease Length: 90 years

Council Tax Band: D



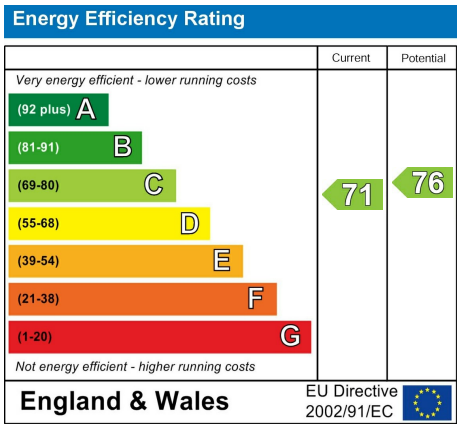
GROUND FLOOR

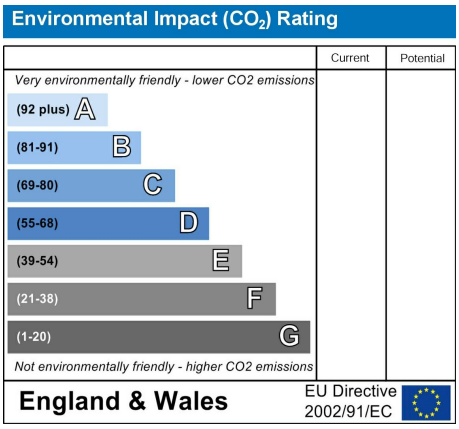
Approximate Internal Area :-
46.82 sq m / 504 sq ft

TOTAL APPROX.FLOOR AREA

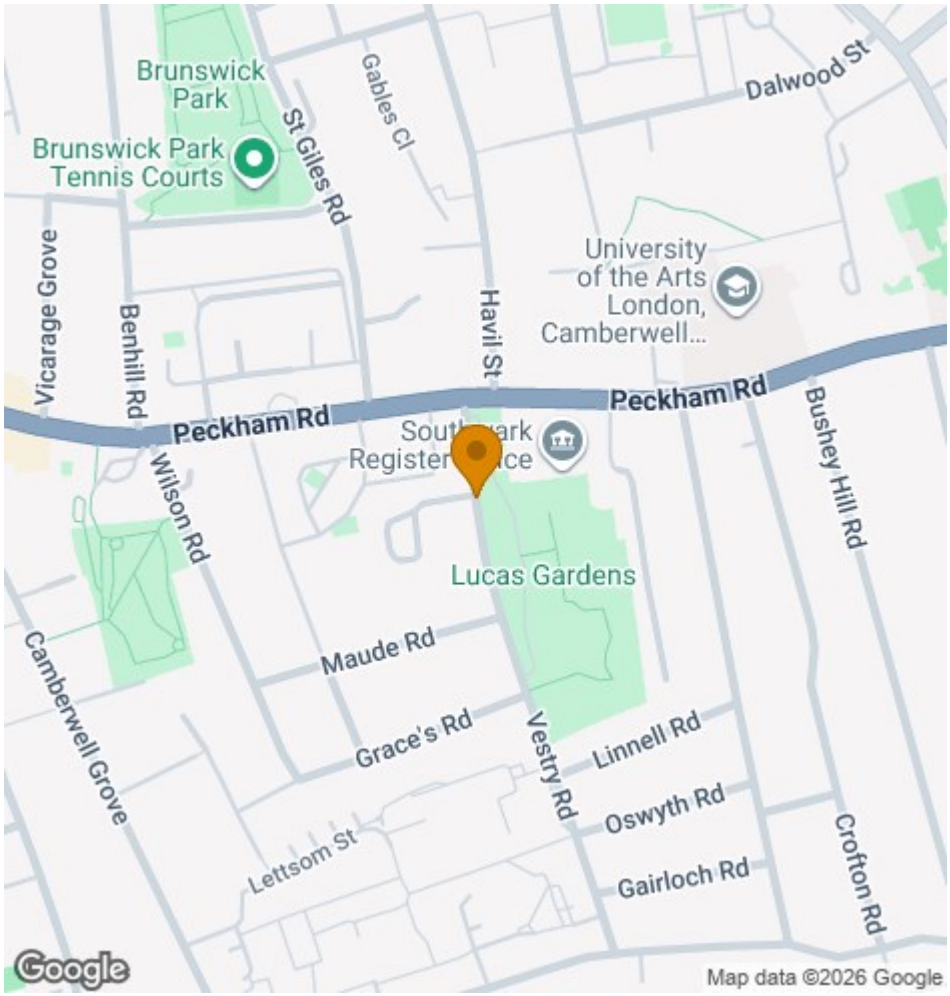
Approximate Internal Area :- 46.82sq m / 504 sq ft
Measurements for guidance only / not to scale

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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.



Wooster & Stock

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