Wooster & Stock

# WILSON ROAD, CAMBERWELL, SE5

LEASEHOLD

OFFERS IN EXCESS OF £700,000

## SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

Lease Length: 102 years remaining
Service Charge: £1440 per annum
Ground Rent: £250 per annum

## FEATURES

West Facing Roof Terrace
Double Height Ceilings
Mezzanine
Split Level
Leasehold

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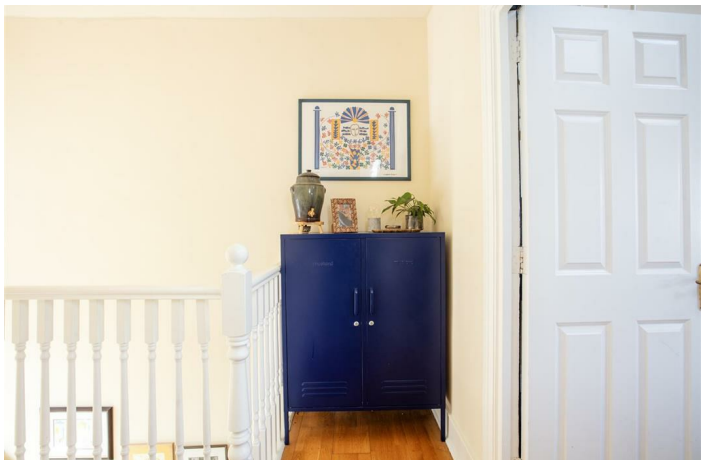

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Splendid Split Level Two Bedder With Mezzanine and West Facing Private Roof Terrace.

Sitting pretty over the top two floors of a perfectly placed Victorian number, this fantastic two bedder treats you to a generous interior, private roof terrace and super cool mezzanine/study space. There's a wonderful sense of spaciousness not always found in conversions - those double height vaulted ceilings are really impressive. The location is peaceful yet leaves you within a stone's throw of the numerous social pursuits of Camberwell, Peckham and Bellenden Village. That's pubs, cafes, art, culture, parks and clubs all at your fingertips. Transport is taken care of with nearby Denmark Hill – an easy 8-minute stroll up the very lovely Camberwell Grove. From here, regular services reach Victoria and Blackfriars with ease, while the London Overground's Windrush line provides convenient links across South and East London.

Enter at raised ground floor through a shared hallway which becomes part of the demise once you hit the staircase. Upon a half flight ascent you're greeted by a marvellous decked roof terrace which enjoys leafy views over surrounding gardens - you can even spot the tower of St Giles' church poking out from behind the mature trees. Another half flight climb brings you to the flat's front door through which you'll find a welcoming hall with wooden flooring. The master bedroom fronts the street through two sash windows. An original Juliet balcony (the roof of the canted bay window below) offers a prime herb growing venue. There's some integrated box shelving with built-in bead lighting and a wall of wardrobes. Your second bedroom, which comfortably fits a double bed faces rear over your terrace. The bathroom has tasteful floor and wall tiles. A sprinkling of integrated shelving will host all your lotions and potions.

The upper landing is light and lovely with a large rear-facing sash window. Your reception rises to double height with two overhead Velux windows showering light downward. The chimney breast is is flanked by more fitted shelving. A neat staircase to the left leads up to that versatile mezzanine. It's almost head height and kept light by two more Velux windows. The nicely proportioned kitchen/diner completes the tour with modern and plentiful cabinets and counter space, one and a half bowl sink and drainer and plenty of room for dining.

A very good location this – at one end of the street is Lucas Gardens and at the other (through a pretty pedestrian-only access) is the inimitable Camberwell Grove. If you cross Camberwell Grove and cut through Stories Mews you can be at Denmark Hill station in 8 minutes for regular trains to Victoria. Denmark Hill is also served by the London Overground's Windrush line, whisking you to Clapham Junction, Shoreditch High Street and Canada Water for the Jubilee line. Camberwell amenities, eateries and drinkeries are but a 3-4 minute walk. We love the Hermits Cave for a pint of black, The Camberwell Arms for some tasty nosh or The Tiger for some fun and frolics. Worth a mention too is Camberwell Baths. It's a really beautiful place to unwind. "Posh Peckham"/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: 102 years

Council Tax Band: C

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## FIRST FLOOR

Approximate internal area :
40.86 sq m / 439.81 sq ft

## SECOND FLOOR

Approximate internal area :
41.82 sq m / 450.14 sq ft

## MEZZANINE

Approximate internal area :
8.32 sq m / 89.55 sq ft

## TOTAL APPROX FLOOR AREA

Approximate internal area : 91.00 sq m / 979.51 sq ft
Measurements for guidance only / Not to scale

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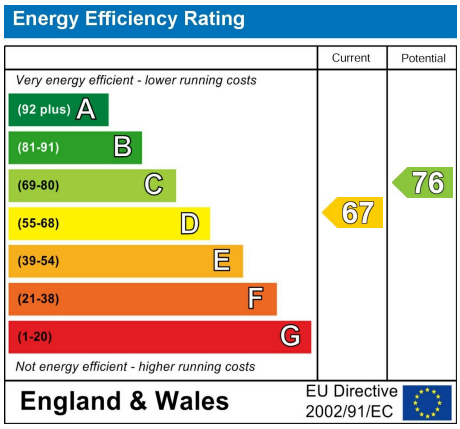
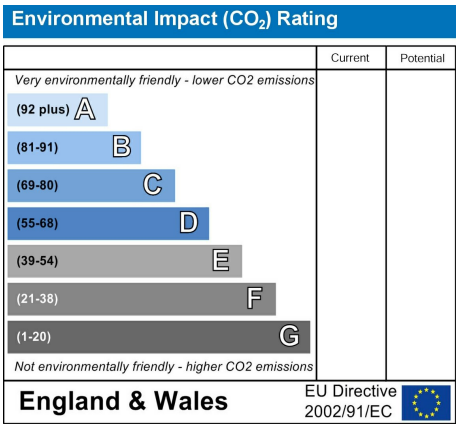
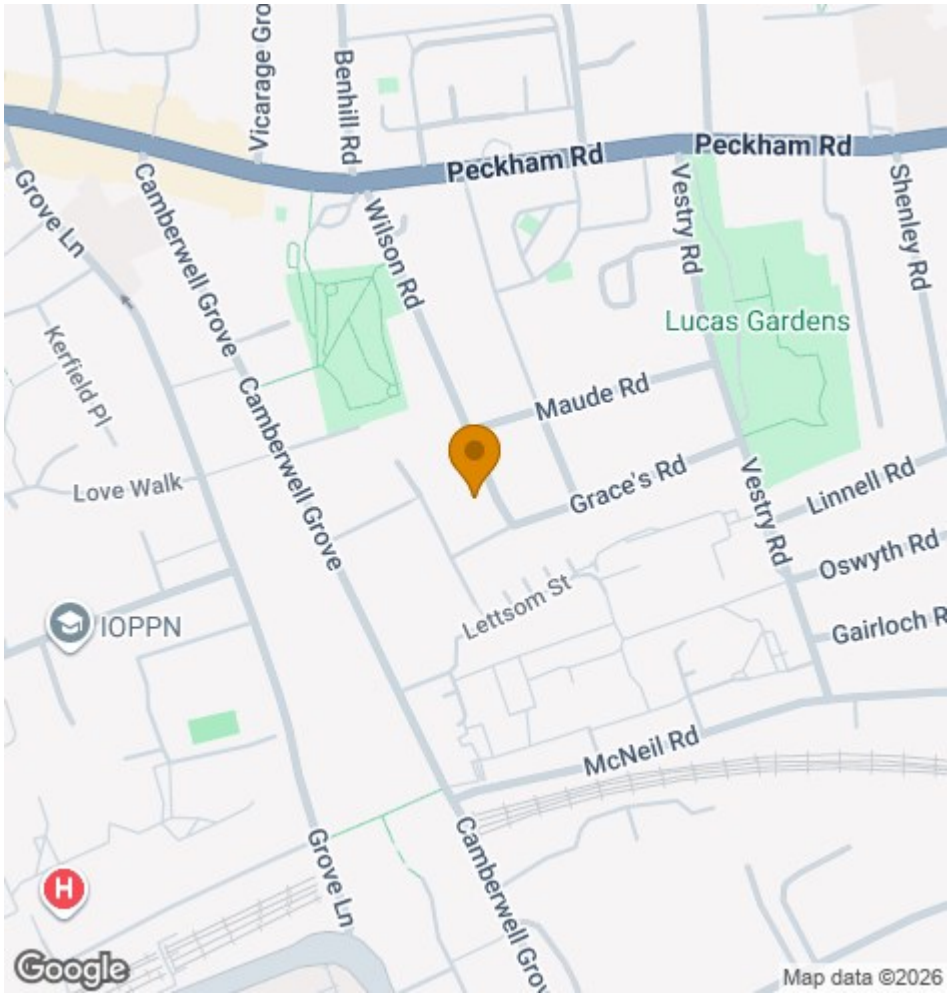



All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

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