
Knight
Frank
HALSMERE ROAD
Camberwell, SE5



# HALSMERE ROAD
# SE5

Elegant four-bedroom Victorian home with impressive entertaining space, a contemporary kitchen/family room, landscaped garden, studio and cellar.

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Local Authority: London Borough of Lambeth

Council Tax band: F

Tenure: Freehold

**Guide Price: £1,350,000**





# ELEGANT FAMILY HOME WITH DETACHED GARDEN STUDIO

A beautifully presented four-bedroom Victorian family home, offering approximately 1,546 sq ft of elegant living accommodation arranged over three floors, together with a useful cellar, a detached garden studio and a landscaped rear garden. The property has been thoughtfully extended and improved by the current owners, successfully blending period charm with contemporary family living. Further benefits include underfloor heating throughout the house (with the exception of the top floor) and the convenience of an on-street EV charging point.

The house is approached via an attractive front garden and retains a handsome red-brick Victorian façade. Internally, the accommodation is exceptionally well presented throughout and enjoys a wonderful sense of light and space.









# PERIOD ELEGANCE MEETS CONTEMPORARY LIVING

The ground floor comprises an elegant bay-fronted reception room with a striking period fireplace, ornate cornicing and high ceilings, creating an excellent formal entertaining space. To the rear is a generous dining room which flows through to an impressive open-plan kitchen/family room. This superb space forms the heart of the home and features a contemporary fitted kitchen with a substantial central island, extensive storage and integrated appliances. Large sliding doors provide a seamless connection to the rear garden and flood the room with natural light. A guest cloakroom completes the ground floor accommodation.

Externally, the landscaped rear garden extends to approximately 31 ft and enjoys a pleasant outlook. To the rear of the garden is a versatile detached studio, ideal as a home office, gym or hobby room. A useful cellar provides additional storage.

The first floor provides three well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes and an en suite shower room. A beautifully appointed family bathroom serves the remaining bedrooms and features a freestanding bath alongside a separate walk-in shower.









# ELEGANT FAMILY LIVING WITH PRINCIPAL & GUEST SUITES

The second floor has been thoughtfully converted to provide a further double bedroom with excellent eaves storage and the convenience of a separate W/C, creating a versatile space well suited to guests, older children or use as a private retreat.

This is a superb family home offering a rare combination of elegant period detailing, modern comforts including underfloor heating, generous bedroom accommodation and exceptional open-plan living space in a sought-after residential location. The availability of on-street EV charging further enhances the property's practicality for modern family life.


Central Park



# THE LOCAL AREA

Halsmere Road is a popular residential street positioned between Camberwell and Brixton, offering an excellent balance of green space, local amenities and transport links. The area is home to a vibrant selection of independent cafés, restaurants, pubs and shops, while nearby Myatt's Fields Park provides tennis courts, a paddling pool and beautifully maintained gardens. Burgess Park (0.6 miles), offers extensive green open spaces, sports facilities and café .

The property is well placed for a number of highly regarded state and independent schools and benefits from excellent transport connections. Loughborough Junction station and Oval Underground station (0.8 miles), providing easy access to the City, West End and beyond. King's College Hospital is also nearby, further enhancing the area's convenience and appeal. *All distances are approximate








Approximate Gross Internal Area = 1546 sq ft/ 143.6 sq m
Shed = 76 sq ft/ 7.1 sq m | Cellar = 138 sq ft/ 12.8 sq m | Reduced Headroom = 103 sq ft/ 9.6 sq m
Inclusive Total Area = 1836 sq ft/ 173.1 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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