Wooster & Stock

SHENLEY ROAD, CAMBERWELL, SE5

FREEHOLD

OFFERS IN EXCESS OF £1,350,000







SPEC

Bedrooms : 4
Receptions : 2
Bathrooms : 2

FEATURES

Wonderful Kitchen Diner Extension
Period Features
Storage Cellar
Four Double Bedrooms
Large Boarded Loft
Freehold













SHENLEY ROAD SE5

FREEHOLD





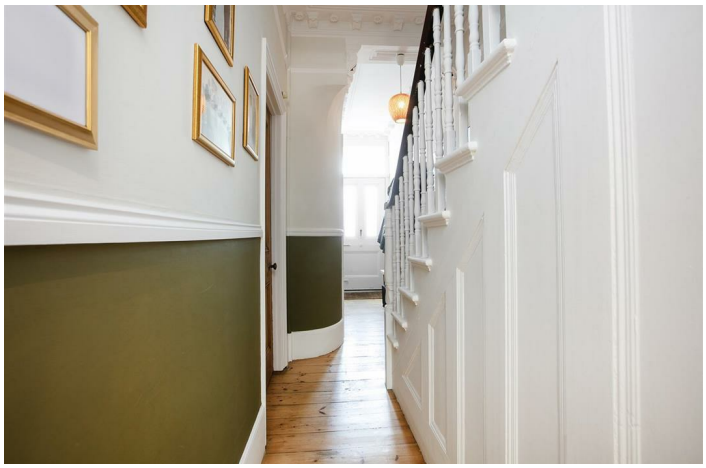












SHENLEY ROAD SE5

FREEHOLD

















SHENLEY ROAD SE5
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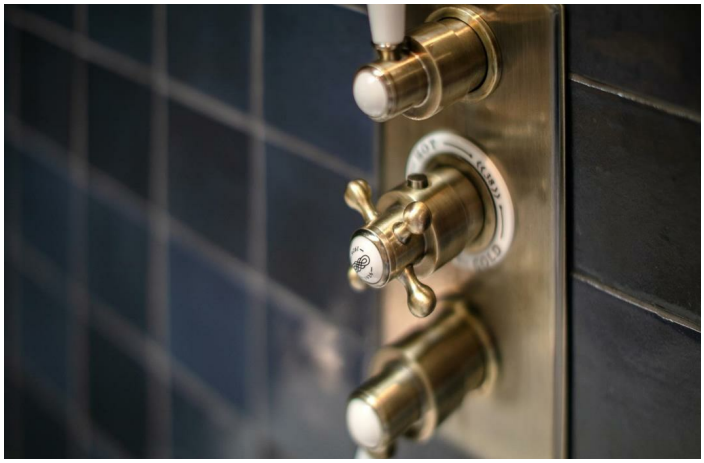

SHENLEY ROAD SE5

FREEHOLD









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Beautifully Extended Four Bedroom Victorian Home in Top Spot.

Boasting a substantial and tasteful full-width kitchen/diner extension this beautifully presented four bedroom period home offers a spacious and inviting living environment throughout. The accommodation comprises a sympathetically presented double reception, contemporary kitchen/diner, four lovely double bedrooms, two wc's, bathroom and shower room. There's a healthy sprinkling of original features including cornicing and feature fireplaces. There's a pretty rear garden too. An expansive boarded loft offers impressive storage and is ripe for development, subject to neccesary planning permissions. Shenley Road is really popular, mature period street. It's mature and well stocked with similarly lovely period properties, running from bustling Peckham Road up toward Lyndhurst Grove and the Bellenden Renewal area. From here you can stroll to any amount of social endeavours - there are bars, eateries, parks and cultural hotspots in every directions. There's a handy Sainsburys at the bottom of the road and a Nisa just two minutes around the corner - that's dinner sorted.! Peckham Rye and Denmark Hill stations are both roughly 10 minute stroll for unbeatable connections. You'll enjoy swift services to London Bridge, Victoria, Blackfriars, Elephant & Castle and Canada Water for the Jubilee Line.

A handsome exterior with ornate stucco work and double storey canted bay window invites you inward through a recessed portico. The inner hall has high ceilings, original cornicing and corbels as well as some gorgeous olive green walls up to dado rail level. The reception is a fine double with twin feature fireplaces, picture rails and central doors for maximum versatility. A wide front aspect bay supplies plenty of light. The magnificent kitchen diner is accessed to the rear of this space and greets you with five huge skylights running its full length. There's a wealth of cabinet and counter space as well as abundant space for formal and family dining and even lounging. A set of tri-fold doors open full width to your pretty rear garden.

Rising upward to the first return you find a bathroom with roll top bath, wooden panneling and matching timber floors. The loo has been kept separate and dons lovely wallpaper. The first of your double bedrooms completes this level with a rear aspect and dainty feature fireplace. Upward again to the first floor you find a lovely master bedroom with a delightful streetscape. Louvered blinds supply privacy. Bespoke fitted storage sit either side of the original feature fireplace and there is more original ornate cornicing overhead. A third double faces rear with feature fireplace, fitted storage and some exquisite Winnie the Pooh wallpaper. The final climb upward rewards with more olive green wall tones on the upper landing. A fourth and final double bedroom faces rear with lofty garden views and another feature fireplace. A handsome shower room sits next door with a fab walk-in shower, period style suite, brass fixtures and recessed storage.

You're so close to so many social attraction! The South London Gallery and Camberwell College of Arts, plus the quirky Bellenden Road shops, are all within a pleasurable amble. Even closer is the highly prized Toad bakery and Cafe Mondo. You have all sorts of buses at the end of the road travelling into and across London with night services too. A 10 minute walk has you at either Denmark Hill or Peckham Rye mainline stations (both Zone 2) with services to Victoria, Blackfriars, Farringdon and beyond, (to St Albans and even Stanstead!), or east to London Bridge and Cannon Street. Dulwich Foundation schools are easily accessible by bus or car. The area is also home to one of London’s best hospitals, Kings College, which is a 10-minute walk away. Camberwell enjoys an eclectic variety of independent food stores and a number of excellent bars and restaurants including Theo's for pizza on Grove Lane and the award-winning Camberwell Arms which does a cracking Sunday lunch. The renowned Grove Tavern is just one of the many great pubs in the area and the Kerfield Arms, also on Grove Lane, has recently been awarded a Michelin Star!

Japanese Knotweed was identified during a specialist survey in July 2022 and has since been professionally treated. A 10-year transferable guarantee is in place, and supporting documentation is available for review by prospective purchasers.

Tenure: Freehold

Council Tax Band: E

SHENLEY ROAD SE5

FREEHOLD



LOWER GROUND FLOOR

Approximate Internal Area :-
8.45 sq m / 91 sq ft

GROUND FLOOR

Approximate Internal Area :-
73.02 sq m / 786 sq ft

FIRST FLOOR

Approximate Internal Area :-
59.36 sq m / 639 sq ft

SECOND FLOOR

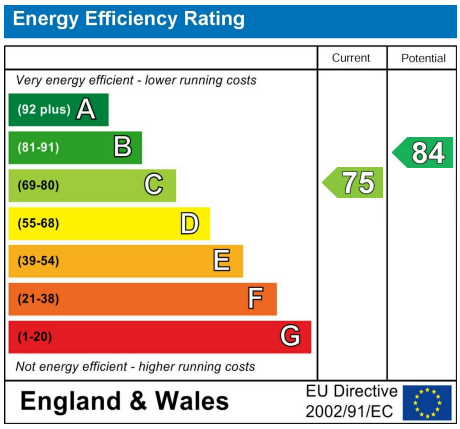
Approximate Internal Area :-
24.15 sq m / 260 sq ft

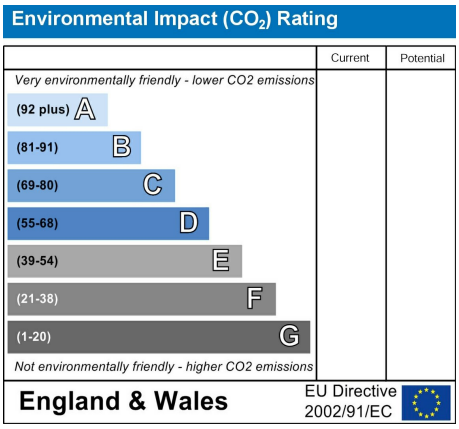
TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 164.96 sq m / 1776 sq ft
Measurements for guidance only / not to scale

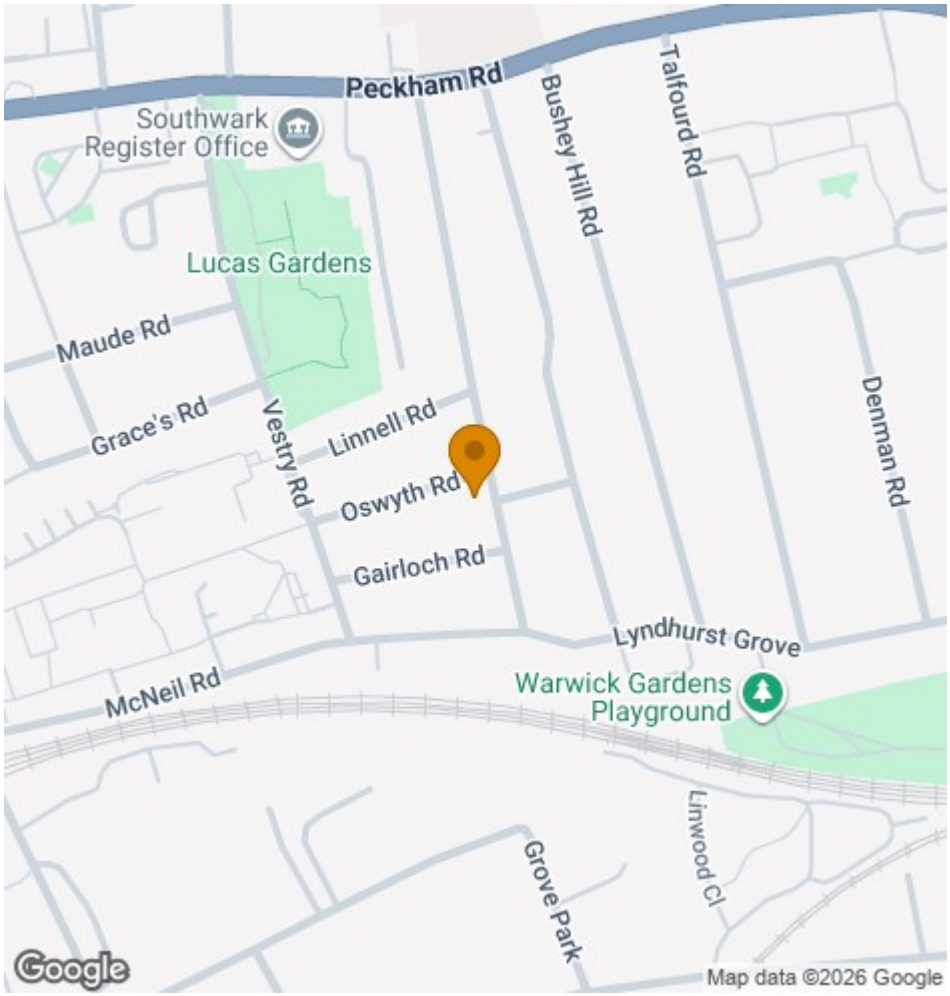
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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services,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



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